PRELIMINARY & FINAL MAJOR SUBDIVISION AND SITE PLAN WITH CONSTRUCTION PLANS

PREPARED FOR

LOT 7 IN BLOCK 37003

SITUATED IN THE

TOWNSHIP OF MONTGOMERY SOMERSET COUNTY, NEW JERSEY

ZONING REQUIREMENTS - APT/TH MULTIPLE -FAMILY RESIDENTIAL

DESCRIPTION	REQUIRED	PROPOSED
PRINCIPAL BUILDING		
MINIMUM LOT AREA	15 ACRES	73.9724 ACRES
MINIMUM LOT FRONTAGE (COLLECTOR STREET)	300 FT.	2,982 FT.±
MINIMUM BUFFER ADJACENT TO VAN HORN BROOK	100 FT.	100 FT.
MINIMUM SETBACK FROM COLLECTOR ROADWAY	40 FT.	40 FT.
MINIMUM SETBACK FROM INTERIOR PRIVATE ROADS		
MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	15 FT.	15 FT.
MINIMUM REAR YARD SETBACK	25 FT.	25 FT.
MINIMUM SETBACK DISTANCE FROM TRACT BOUNDARY FOR FEE SIMPLE LOT	25 FT.	25 FT.
MINIMUM SETBACK DISTANCE FROM LOCAL STREET FOR FEE SIMPLE LOT	10 FT.	10 FT.
MINIMUM OPEN SPACE	40%	71%
MAXIMUM BUILDING HEIGHT – TOWNHOUSE	35 FT.	35 FT.
MAXIMUM BUILDING HEIGHT – APPARTMENT	40 FT.	40 FT.
LOW & MODERATE INCOME HOUSING REQUIREMENTS	20%	20%

WAIVERS AND/OR VARIANCE

1. DESIGN WAIVER FROM SECTION 16-6.5 d. OPEN SPACE REQUIREMENT OF THE MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE. PROVISION CALLS FOR AT LEAST ONE CONTIGUOUS AREA SHALL BE LARGE ENOUGH TO HAVE INSCRIBED WITHIN IT A CIRCLE WITH A DIAMETER OF 250 FEET (49,087 S.F.). PROPOSING A CENTRAL GREENWAY WITH AN AVERAGE WIDTH OF 100 FEET AND AVERAGE LENGTH OF 600 FEET (60,000 S.F.)
2. A DESIGN WAIVER REQUESTED FROM SECTION 16-5.6(d) – MINIMIZE THE AMOUNT OF TREES TO PLANT WAIVER FROM GROSS TRACT AREA TO AREA OF DISTURBANCE.
3. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-5.14a.8. CUL-DE-SAC RADIUS IS 42 FEET WHEREAS THE REQUIREMENT IS 50 FEET. A 10- FOOT PLANTING STRIP IS REQUIRED WHEREAS 2 – FOOT PLANTING STRIP PROVIDED.
4. VARIANCE OR RELIEF IS REQUESTED FROM RSIS N.J.A.C. 5:21-4.5(e). SIDEWALKS CROSS PARKING AREAS WHEREAS AS THEY ARE TO BE LOCATED ALONG THE PERIMETER.
5. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-5.3(b).PROPOSED FENCE IS LOCATED ON A RETAINING WALL WITH VARYING HEIGHT. THE WALL CURRENTLY IS A VERSA LOK BLOCK WALL. GIVING THE LOCATION OF THE SITE IT IS LIKELY THAT LARGE BOULDERS ARE ANTICIPATED TO BE EXCAVATED. IT IS POSSIBLE THAT THE RETAINING WALLS BE TWO TIERED IN HEIGHT NOT EXCEEDING 12 FEET USING BOULDER INDIGENOUS TO THE AREA.
6. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-5.14C.I(d). APPLICANT NOT PROPOSING A SIDEWALK ALONG THE ENTIRE FRONTAGE OF RIVER ROAD (COUNTY ROUTE 605). APPLICANT KEEPING THE RURAL CHARACTER OF RIVER ROAD AND A NEW SIDEWALK WOULD CREATE AN URBAN FEEL.
7. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-4.4e.2. MINIMUM SETBACK TO A PARKING AREA. THE REQUIREMENT IS 10 FEET APPLICANT PROPOSING IN SOME AREAS 5.5 FEET.
8. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-6.4e.3. A VARIANCE REQUIRED TO DISTURB STEEP SLOPES.
9. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-6.4e2. A WILL BE REQUIRED FOR DISTANCE BETWEEN BUILDINGS. SOME BUILDINGS ARE 20 FEET DISTANCE WHEREAS THE REQUIREMENT IS 30 FEET.
10. VARIANCE OR RELIEF IS REQUESTED FROM SECTION 16-6-4, CRITICAL AREAS. VARIANCE IS REQUESTED AS MINOR DISTURBANCE IN STREAM CORRIDOR IS REQUIRED.
11. A WAIVER IS REQUIRED FROM SECTION 16-5.2(g). THE MINIMUM ALLOWABLE PIPE DIAMETER IS 15 INCHES WHEREAS THE APPLICANT IS PROPOSING 8, 10 TO 12 INCH PIPES.

PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	PROPERTY LOCATION	OWNER	OWNER STREET ADDRESS	OWNER CITY STATE	ZIPCODE
37002	1	RIVER ROAD	MONTGOMERY WOODS HOA % PIAZZA &ASSO	216 ROCKINGHAM ROW	PRINCETON, NJ	08540
37002	1.176	46-A HAVERHILL COURT	VINAT, MICHAEL J.	46A HAVERHILL COURT	PRINCETON NJ	08540
37002	1.177	46-B HAVERHILL COURT	RANGARAJAN, J & PADMAJA JAGANNATHAN	46B HAVERHILL COURT	PRINCETON NJ	08540
37002	1.178	46-C HAVERHILL COURT	HAO, DONGNO	46 C HAVERHILL COURT	PRINCETON NJ	08540
37002	1.179	46-D HAVERHILL COURT	DRUMMOND, LORNA	407 MILLSTONE RIVER ROAD	BELLE MEAD NJ	08502
37002	1.180	46-E HAVERHILL COURT	HOLLAND, KENDAL N.	46 E HAVERHILL COURT	PRINCETON NJ	08540
37002	1.181	46-F HAVERHILL COURT	SCHICK, FLORENCE & GEORGE	46-F HAVERHILL CT.	PRINCETON, NJ	08540
37002	1.182	46-G HAVERHILL COURT	CIARDELLA, MARIE E.	46-G HAVERHILL COURT	PRINCETON, NJ	08540
37002	1.183	46-H HAVERHILL COURT	WITTES, JAMES M.	46-H HAVERHILL COURT	PRINCETON NJ	08540
37002	6.01	PRINCETON AVENUE	N.J. DEPT. OF TRANSPORTATION	1035 PARKWAY AVE, CN 600	TRENTON, NJ	08625
37003	1.001	3-H BROOKLINE COURT	FISCHER, CATHI	3-H BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.002	3-G BROOKLINE COURT	KONO, YUKINARI	3G BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.003	3-F BROOKLINE COURT	PHDO, BEVERLY A.	3-F BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.004	3-E BROOKLINE COURT	FRICKE,PAUL & RHONDA	3-E BROOKLINE COURT	PRINCETON, NJ	08503
37003	1.005	3-D BROOKLINE COURT	GUTTENFELDER, WALTER A. & JESSICA A.	3D BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.006	3-C BROOKLINE COURT	ROBBINS, WILLIAM J. & CAROLYN M.	3-C BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.007	3-B BROOKLINE COURT	BANG, KYOUNG M.	3B BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.008	3-A BROOKLINE COURT	WANG, YUFENG	30 SHETLAND GREEN	BELLE MEAD, NJ	05802
37003	1.040	10-H BROOKLINE COURT	GREY, MICHAEL J. & SHANNON C.	10-H BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.041	10-G BROOKLINE COURT	BROOKLINE CT.MONTGOMERY TR.NO 10G	564-A UNION AVE.	BRIDGEWATER, NJ	08807
37003	1.042	10-F BROOKLINE COURT	MORROW, STEVEN C. & YOLANDA J. A.	10-F BROOKLINE COURT	PRINCETON NJ	08540
37003	1.043	10-E BROOKLINE COURT	SCHMITZ, ROLF H.	35-A CHICOPEE DRIVE	PRINCETON, N.J.	08540
37003	1.044	10-D BROOKLINE COURT	FERGUSON, FRANK H.	10-D BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.045	10-C BROOKLINE COURT	WU, HAO & LIUQING YANG	10-C BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.046	10-B BROOKLINE COURT	GAUTAM, PREETHA & MARTIN, JOHN D.	10-B BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.047	10-A BROOKLINE COURT	MCGIVREE REALTY VENTURELLP	3 SPYGLASS ROAD	SKILLMAN, NJ	08558
37003	1.048	4-A BROOKLINE COURT	LEACH, SHERRY N.	4A BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.049	4-B BROOKLINE COURT	SICKAFOOSE, ANNE MARIE	4B BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.050	4-C BROOKLINE COURT	REBACK, VICKI	4C BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.051	4-D BROOKLINE COURT	BANSAL, ARVIND	11 SOUTHERN HILLS DR	SKILLMAN, NJ	08558
37003	1.052	4-E BROOKLINE COURT	STEEL, ANNE E.	4E BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.053	4-F BROOKLINE COURT	4F BROOKLINE COURT, L.L.C.	2453 LAWRENCEVILLE ROAD	LAWRENCEVILLE, NJ	08648
37003	1.054	4-G BROOKLINE COURT	MCKEES, THOMAS S. & LUCY ANNE	4G BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.055	5-A BROOKLINE COURT	CHENG, CHIO ZONG & JULIE LI-CHEN	5-A BROOKLINE COURT	PRINCETON, N.J.	08540
37003	1.056	5-B BROOKLINE COURT	CODD, ISMAR ANTONIO JORGE	5-B BROOKLINE COURT	PRINCETON, N.J.	08540
37003	1.057	5-C BROOKLINE COURT	MENGLE,EVA CHARLOTTE	35 WYCKOFF WAY	CHESTER, NJ	07930
37003	1.058	5-D BROOKLINE COURT	PANAYIOTOV A & R. KRESTEVA	5-D BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.059	5-E BROOKLINE COURT	GARVEY, NANCY ANN	5-E BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.060	5-F BROOKLINE COURT	RAY, AMLAN G. & RINA G.	5-F BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.061	5-G BROOKLINE COURT	ROSNA, ALLA	5-G BROOKLINE COURT	PRINCETON, NJ	08540
37003	1.100	14-A ANDOVER CIRCLE	BLAGMAN, SYLVIA M.	14A ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.101	14-B ANDOVER CIRCLE	SHEEHAN, THERESA	14-B ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.102	14-C ANDOVER CIRCLE	BERM, ILYA	14-C ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.103	14-D ANDOVER CIRCLE	BLAZOVSKY, MARILYN T.	14D ANDOVER CR.	PRINCETON, NJ	08540
37003	1.104	14-E ANDOVER CIRCLE	BARLOW, J.M.&KENNEDY,PATRICIA L.	14 E ANDOVER CR	PRINCETON NJ	08540
37003	1.105	14-F ANDOVER CIRCLE	SEOLA, PAUL & MCOLA, KIM	60 IDEHART DRIVE	BELLE MEAD, NJ	08502
37003	1.106	15-A ANDOVER CIRCLE	MADOR, KATHLEEN	15-A ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.107	15-B ANDOVER CIRCLE	HE, NAN	15 B ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.108	15-C ANDOVER CIRCLE	HEDBERG, CANDUS KAY	15-C ANDOVER CIRCLE	PRINCETON NJ	08540
37003	1.109	15-D ANDOVER CIRCLE	GIBSON,DONA DEE	15-D ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.110	15-E ANDOVER CIRCLE	RAN-RESSLER, RINAY & RESSLER W.	15-E ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.111	15-F ANDOVER CIRCLE	ARROYO, JOSEPH & CRAWFORD, CHRISTIN	15 F ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.112	15-G ANDOVER CIRCLE	MUSSAR, CHRISTOPHER P.	419 JEFFERSON AVE.	JERWYN, PA	18433
37003	1.113	15-H ANDOVER CIRCLE	SCHIMMER, ROBERT S. & BOCCHI-SCHIM	35 WILSHIRE DR.	BELLE MEAD, NJ	08502
37003	1.114	21-H ANDOVER CIRCLE	BOYAPATI, ARAVINDA B.& CASTILLO,C.C.	21-H ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.115	21-G ANDOVER CIRCLE	KIM, MEE YOUNG	21 G ANDOVER CIRCLE	PRINCETON NJ	08540
37003	1.116	21-F ANDOVER CIRCLE	SAVANOVA, SVETLANA	5310 SEIP RD.	BETHLEHEM, PA	18017
37003	1.117	21-E ANDOVER CIRCLE	DI MEGLIO, LUCIANNA	21E ANDOVER CR	PRINCETON, NJ	08540
37003	1.118	21-D ANDOVER CIRCLE	AMON, KATHRYN A.	21D ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.119	21-C ANDOVER CIRCLE	DAY, STEVEN E. & PATRICIA	52 UPOKES MILL ROAD	BELLE MEAD NJ	08502
37003	1.120	21-B ANDOVER CIRCLE	HENSCHEL, ADAM S.	21-B ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.121	21-A ANDOVER CIRCLE	HAINES, BARBARA	21-A ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.143	18-B EVERT COURT	NGUYEN, VI H. & AMANDA L.	199 BOXWART DRIVE	PRINCETON, NJ	08540
37003	1.144	18-A EVERT COURT	BLITZ, JANE	18-A EVERT COURT	PRINCETON, NJ	08540
37003	1.145	16-A ANDOVER CIRCLE	DAVALA, ELIZABETH J.	16-A ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.146	16-B ANDOVER CIRCLE	FORD, PAUL	16-B ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.147	16-C ANDOVER CIRCLE	PLANTES, MARGARET	16-C ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.148	16-D ANDOVER CIRCLE	TAYLOR, MARK C. & AMELIA	16D ANDOVER CIRCLE	PRINCETON NJ	08540
37003	1.149	16-E ANDOVER CIRCLE	NICHOLS, BARBARA A.	16E ANDOVER CR.	PRINCETON, NJ	08540
37003	1.150	16-F ANDOVER CIRCLE	LEPNER, LORI	16-F ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.151	16-G ANDOVER CIRCLE	DE MUNECAS, PATRICK J & MAREN PERRY	193 WASHINGTON ST.	ROCKY HILL, NJ	08553
37003	1.152	16-H ANDOVER CIRCLE	CANADY, BARBARA	16H ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.153	17-E ANDOVER CIRCLE	OPALACH,JOSEPH J.	17-E ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.154	17-D ANDOVER CIRCLE	GOSWIN, RICHARD & SIAN	12 PARTRIDGE HILL RD.	SOUTHBOROUGH, MA	01772
37003	1.155	17-C ANDOVER CIRCLE	SYGENCOLLARRINA D.	17-C ANDOVER CIRCLE	PRINCETON, NJ	08540
37003	1.156	17-B ANDOVER CIRCLE	RONCO, JOHN E.	17B ANDOVER CT	PRINCETON NJ	08540
37003	1.157	17-A ANDOVER CIRCLE	LARRONDO, JOSE L.& MENOCAL,G.	ANDES225 MEXICO,DEMEXICO	LOMAS DE CHAPULITEPEC	11000
37003	6	PRINCETON AVENUE	MONTGOMERY HILLS MASTER ASSOC.,INC.	2 RDP MONT CO-30 WALL ST.	PRINCETON, NJ	08540
37003	6.04	146 JACKSON AVENUE	GOLDSTEIN, WILLIAM S. & NANCY F.	235 ARRETON RD.	PRINCETON, NJ	08540
37003	6.05	144 JACKSON AVENUE	GARNER, NORMA	144 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.06	142 JACKSON AVENUE	HENGAR, NIRMALA & DWARKI, MADAN	142 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.07	138 JACKSON AVENUE	O'CONNER, BEVERLY L.	138 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.08	136 JACKSON AVENUE	MA, YUAN	136 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.09	134 JACKSON AVENUE	KREN, ALBERT & MARY BETH	134 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.10	132 JACKSON AVENUE	RYBALOV, ALLA & SPEKTOR, NIKOLAY	132 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.11	130 JACKSON AVENUE	CHIDASAMA, NISHCHAL & YAJI, SATOMI	130 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.12	128 JACKSON AVENUE	HUANG,KAI L.	128 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.13	126 JACKSON AVENUE	ALI, ASAD & ANDLEED Z.	126 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.14	124 JACKSON AVENUE	KORDE, SWATI A.	55 GOLDENROD DR.	BELLE MEAD, NJ	08502
37003	6.15	110 JACKSON AVENUE	SANJAY, SADASIVAN & DHIVYA	110 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.16	108 JACKSON AVENUE	SUNDER, SANJAY & POOJA BALI	108 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.17	106 JACKSON AVENUE	GAJJALA, MAHESWARA R & SWARNALATHA	106 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.18	104 JACKSON AVENUE	KOLA, NINA	104 JACKSON AVENUE	PRINCETON, NJ	08540
37003	6.19	102 JACKSON AVENUE	MAGLIONE, GERALANNE	102 JACKSON AVENUE	PRINCETON, NJ	08540

PUBLIC UTILITIES

Sunoco Pipeline L.P.
Right of Way Dept.
Montello Complex
525 Fritztown Road
Sinking Spring, PA 19608

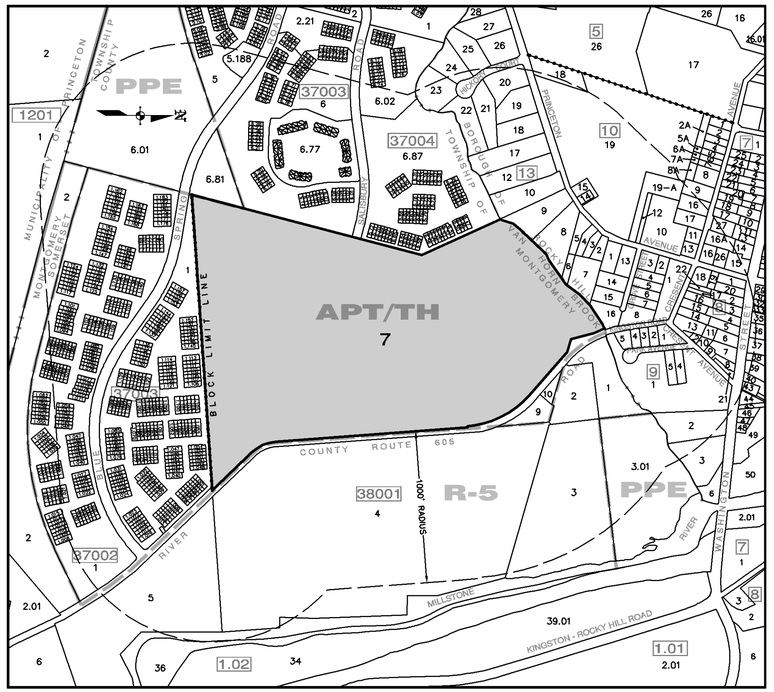
Patriot Media & Communications
100 Randolph Road
Somerset, NJ 08873-1240

Bell-Atlantic-NJ, Inc.
Mr. Robert A natriello
Right-of-Way Agent & Liaison
1490 Prospect Street
Trenton, NJ 08638

Public Service Electric & Gas Company
Manager-Corporate Properties
80 Park Plaza T6B
Newark, NJ 07102

Elizabethtown Water Company
Ms. Anne Matthews
1341 North Avenue
Plainfield, NJ 07062

Princeton Sewer Operating Committee Manager
Donald Meyer-Brown, P.E.
Borough of Princeton
One Manument Drive
Princeton, NJ 08540



KEY MAP

SCALE 1" = 500'±

TOWNSHIP OF PRINCETON TAX MAP SHEET #56

0' 250' 500' 1000' 1500'

GRAPHIC SCALE 1" = 500'

ZONING DEFINITIONS

APT/TH	APARTMENT/TOWNHOUSE RESIDENTIAL
R-5	RESIDENCE DISTRICT NO. 5
PPE	PUBLIC, PARKS & EDUCATION

PREPARED BY

D.S. ENGINEERING, P.C.

ENGINEERS AND DESIGN PROFESSIONALS

P.O. BOX 792

ROCKY HILL, NEW JERSEY, 08553

(908) 359-0989

APRIL 14, 2020

REVISED SEPTEMBER 10, 2020

REVISED FEBRUARY 10, 2021

REVISED JUNE 4, 2021

BY: _____

DAVID J. SCHMIDT PROFESSIONAL ENGINEER NJ LIC. No. 39409

INDEX OF SHEETS

SHEET	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING FEATURES & WETLAND DELINEATION PLAN (1" = 100')
2.1–2.2	EXISTING FEATURES (1" = 40')
3.0	OVERALL SITE PLAN (1" = 100')
3.1–3.3	SITE PLAN (1" = 30')
4.0	OVERALL PRELIMINARY PLAT (1" = 100')
4.1–4.2	PRELIMINARY PLAT (1" = 40')
5.0	OVERALL GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN (1" = 100')
5.1–5.3	GRADING & UTILITY PLAN (1" = 30')
5.4	SIDEWALK RAMP GRADING DETAILS
6.0	TYPICAL TOWNHOUSE BUILDING PLAN
6.1–6.4	BUILDING UTILITY PLANS
6.5	OVERALL WATERLINE/SANITARY PLAN
7.0–7.2	LANDSCAPE PLAN (1" = 30')
7.3	LANDSCAPE SCHEDULE, DETAILS & NOTES
8.0–8.1	LIGHTING PLAN
9.0–9.1	SALISBURY ROAD PLAN & PROFILE
10.0–10.1	RIVER ROAD PLAN & PROFILE
11.0–11.2	ROAD 'A' PLAN & PROFILE
12.0	ROAD 'B' PLAN & PROFILE – Station 0+00 to 4+02.13
13.0	ROAD 'C' PLAN & PROFILE – Station 0+00 to 1+78.41
14.0–14.1	MISCELLANEOUS PROFILES
15.0	SALES AND CONSTRUCTION TRAILER PLAN
16.0.1–16.0.2	DETENTION BASIN DETAILS
16.1	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
16.2–16.5	CONSTRUCTION DETAILS PLAN
17.0	VEHICLE CIRCULATION PLAN

LIST OF MUNICIPAL, COUNTY, STATE AND/OR FEDERAL REVIEW AGENCIES FOR DISMISSALS AND/OR APPROVALS

1. MONTGOMERY TOWNSHIP PLANNING BOARD
2. SOMERSET COUNTY PLANNING BOARD
3. SOMERSET UNION SOIL CONSERVATION DISTRICT
4. DELAWARE & RARITAN CANAL COMMISSION
5. NJDEP – FRESHWATER WETLAND & STORMWATER
6. NJDEP – SANITARY SEWER EXTENSION
7. –

OWNER/APPLICANT

THE HAVEN AT PRINCETON, LLC
C/O CHRISTOPHER W. STAVOLA
P.O. BOX 419
KINGSTON, NEW JERSEY 08528
(609) 924-0300

LIST OF PROJECT PUBLIC UTILITIES:

SEWER	MONTGOMERY TOWNSHIP STAGE II STP NJ0026905
WATER	NJ AMERICAN WATER COMPANY
ELECTRIC	PSE&G
TELEPHONE	CENTURY LINK
CABLE	COMCAST CABLE
GAS	PSE&G COMPANY

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS WILL SERVICE PROPOSED DWELLINGS UNDERGROUND.
2. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND / OR CONSTRUCTION. CALL 1-800-272-1000
3. NO CERTIFICATION IS MADE BY D.S. ENGINEERING, P.C. AS TO THE ACTUAL POSITION OF ANY UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF THE UTILITIES SHOWN.

OWNER - Lot 7 in Block 37003

THE HAVEN AT PRINCETON, LLC
C/O CHRISTOPHER W. STAVOLA
P.O. BOX 419
KINGSTON, NJ 08528
(609) 924–0300

I HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN MADE WITH MY FULL KNOWLEDGE AND CONSENT.

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF MONTGOMERY TOWNSHIP

CHRISTOPHER W. STAVOLA — DATE 4/14/2020

SOMERSET COUNTY ACCEPTANCE STAMP

TOWNSHIP APPROVALS

CHAIRMAN - PLANNING BOARD — DATE

SECRETARY - PLANNING BOARD — DATE

TOWNSHIP ENGINEER — DATE

PB-07-20
APPLICATION NUMBER

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION.
BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY

ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

Existing Features & Wetland Delineation Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

NAD 1983

MAP NO. 3306

MAP NO. 2274

MAP NO. 2195

BLOCK 37003 LOT 7
3,222,237 S.F.
73.9724 ACRES

BLOCK 37003 LOT 6

BLOCK 37004 LOT 6.87

BLOCK 38001 LOT 4

BLUE SPRING ROAD

SALISBURY ROAD

GARFIELD WAY

ANDOVER CIRCLE

BROOKLINE COURT

PARK AVENUE

GROVE STREET

VAN HORN BROOK ROAD

RIVER ROAD

COUNTY ROUTE 605

(VARIABLE WIDTH RIGHT-OF-WAY)

N 14°42'10" E 1,093.75' TO SALISBURY ROAD

1567.60'

N 24°39'15" W

574.85'

N 23°55'06" E 67.63'

N 41°43'39" E 55.99'

N 37°57'49" E 174.81'

N 43°38'52" E 86.31'

N 39°54'08" E 137.86'

N 55°36'00" E 84.90'

N 39°33'02" E 1.89'

N 51°11'16" E 184.56'

N73°57'10"E 55.89'

S 73°54'39" E 88.15'

S 15°05'35" E 166.83'

S 49°08'41" E 311.60'

1360.74'

S 04°11'21" E 454.00'

S 49°45'41" E 21.11'

N 84°52'45" E 5.65'

R=675.00'
L=57.68'
Δ=04°53'46"
CB=S46°41'48"E
CH=57.66'
T=28.86'

R=675.00'
L=62.69'
Δ=05°19'16"
CB=N22°21'39"W
CH=62.67'
T=31.37'

R=625.00'
L=480.23'
Δ=44°01'26"
CH=468.50'
T=252.67'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 13 LOT 14 LOT 15 LOT 16

WETLAND

NemCb

NehEb

NehB

MopCb

SOIL TYPE (TYP)

SOIL LIMIT LINE (TYP)

150' BUFFER

100-YEAR FLOOD PLAIN

100' MONTGOMERY STREAM CORRIDOR

DRAINAGE AREA OF VAN HORN BROOK 1.813 ACRES

EXCEPTIONAL RESOURCE VALUE 150 FOOT BUFFER

INTERMEDIATE RESOURCE VALUE WETLANDS 50 FOOT BUFFER

STATE OPEN WATER (NO BUFFER)

CONSERVATION EASEMENT

50' WIDE SANITARY SEWER EASEMENT

10' WIDE UNDERGROUND UTILITY EASEMENT

BRIDGE EASEMENT

DRAINAGE EASEMENT

SECTION LINES PER FLOOD INSURANCE RATE MAP 34035C0244F

BLOCK NUMBER (TYP.)

SOIL TEST #320

SOIL TEST #319

SOIL TEST #345

SOIL TEST #346

SOIL LOG (YP.)

WOODS LINE PER AERIAL SURVEY (TYP.)

15%± SLOPES (TYP.)

SANITARY MANHOLE

INLET TYPE 'B'

INLET TYPE 'C'

STOP SIGN

SPEED LIMIT 25" SIGN

SPEED LIMIT 35" SIGN

SPEED LIMIT 45" SIGN

REDUCE SPEED SIGN

HIDDEN DRIVE SIGN

REFLECTIVE POST

GUIDE RAIL

DOUBLE SOLID YELLOW LINE

SINGLE SOLID WHITE LINE

CURVE LEFT/ 25 M.P.H. SIGN

CURVE RIGHT/ 25 M.P.H.

ARROW SIGN

UTILITY POLE (TYP.)

TELEPHONE UTILITY BOX

SEWER FORCE MAIN

CHAIN LINK FENCE

4' METAL FENCE

CONCRETE BLOCK CURB

MASONRY GARAGE

MASONRY RESTROOMS

GAS BOX

TRANSFORMER

WATER UTILITY

SPIGOT

ROOF

OIL TANK

1 STORY FRAME BUILDING

CONC. WALK

2 STORY FRAME & STONE BUILDING

SLATE WALK

COVERED PORCH

FLAG POLE

GRASS ISLAND

PARKING AREA

CONCRETE

BLOCK CURB

LIGHT

STEPS

RIP-RAP DITCH

PSE&G UTILITY MARKOUT

ASPHALT DRIVE

ASPHALT

EXISTING BUILDING (TYP.)

EXISTING SHED

HYDRANT

UTILITY BOX

ST. SIGN

1" PVC

2" PVC

6" C/O

4" C/O

MANHOLE

A/C

AIR CONDITION UNIT

CLEAN-OUT

WATER VALVE

UTILITY POLE

CONTOUR LINE

SOIL LOG

BLOCK 37003 LOT 7
BRIDGE EASEMENT CONTAINING 1,914 S.F.
BLOCK 13 LOT 16

N16°30'49"W 47.50'

N73°29'11"E 40.00'

S16°30'49"E 47.50'

S73°29'11"W 40.00'

-LEGEND-

- 100 — CONTOUR LINE
- WV — WATER VALVE
- UTILITY POLE
- MANHOLE
- A/C — AIR CONDITION UNIT
- C/O — CLEAN-OUT
- SOIL LOG

NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY BY FISK ASSOCIATES
2. ELEVATIONS ARE BASED ON NAVD 1988. GPS CONTROL AND TOPOGRAPHY FURNISHED APRIL 27, 2017 BY ATLANTIS AERIAL SURVEY CO., INC., BUDD LAKE, NJ.
3. WETLANDS, WETLAND BUFFERS & STATE OPEN WATERS HEREON WERE DELINEATED BY AMY JONES OF DUBOIS & ASSOCIATES, MANAHAWKIN, NJ FIELD LOCATED BY FISK ASSOCIATES, P.A. OCTOBER 2018. VERIFIED BY NJDEP – FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION FILE NO. 1813–17–0006.1 ISSUED OCTOBER 24, 2018.
4. 100 YEAR FLOOD PLAIN FOR THE VAN HORN BROOK TAKEN FROM THE FLOOD INSURANCE RATE MAP 34035C0244F MAP REVISED NOVEMBER 4, 2016.

REFERENCES:

1. "REALIGNMENT OF RIVER ROAD AND REPLACEMENT OF COUNTY BRIDGE No. E0104", DATED JANUARY 2003 BY SOMERSET COUNTY ENGINEERING DEPARTMENT.
2. "SURVEY OF LAND FOR TRAP ROCK INDUSTRIES, INC. (BLOCK 38001, LOTS 1, 3, 4, 5, 9 & 10)", BY BOHREN AND BOHREN ASSOCIATES, INC., DATED APRIL 2012.
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4. "FINAL MAP OF MONTGOMERY WOODS PHASE THREE" FILED OCTOBER 15, 1985 AS MAP NO. 2274.
5. "FINAL MAP PREPARED FOR MONTGOMERY HILLS PHASE 1–B", FILED DECEMBER 3, 1997 AS MAP NO. 3306.

U.S.D.A.S.C.S. SOIL MAPPING LEGEND

MopCb	MOUNT LUCAS–WACHUNG SILT LOAM
NehB	NESHAMINY SILT LOAM
NehEb	NESHAMINY SILT LOAM
NemCb	NESHAMINY SILT LOAM
RorAt	ROWLAND SILT LOAM

POSTED SPEED LIMITS:

RIVER ROAD (CR 605)
SOUTH BOUND – 45 MPH
NORTH BOUND – 35 MPH

SALISBURY ROAD – 30 MPH

0' 50' 100' 200' 300'
GRAPHIC SCALE
1" = 100'

REVISIONS	AUTH.	DATE
PER DRC	D.J.S.	09/10/20
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE: April 14, 2020
SCALE: 1" = 100'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16-09-Mont

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 02.0

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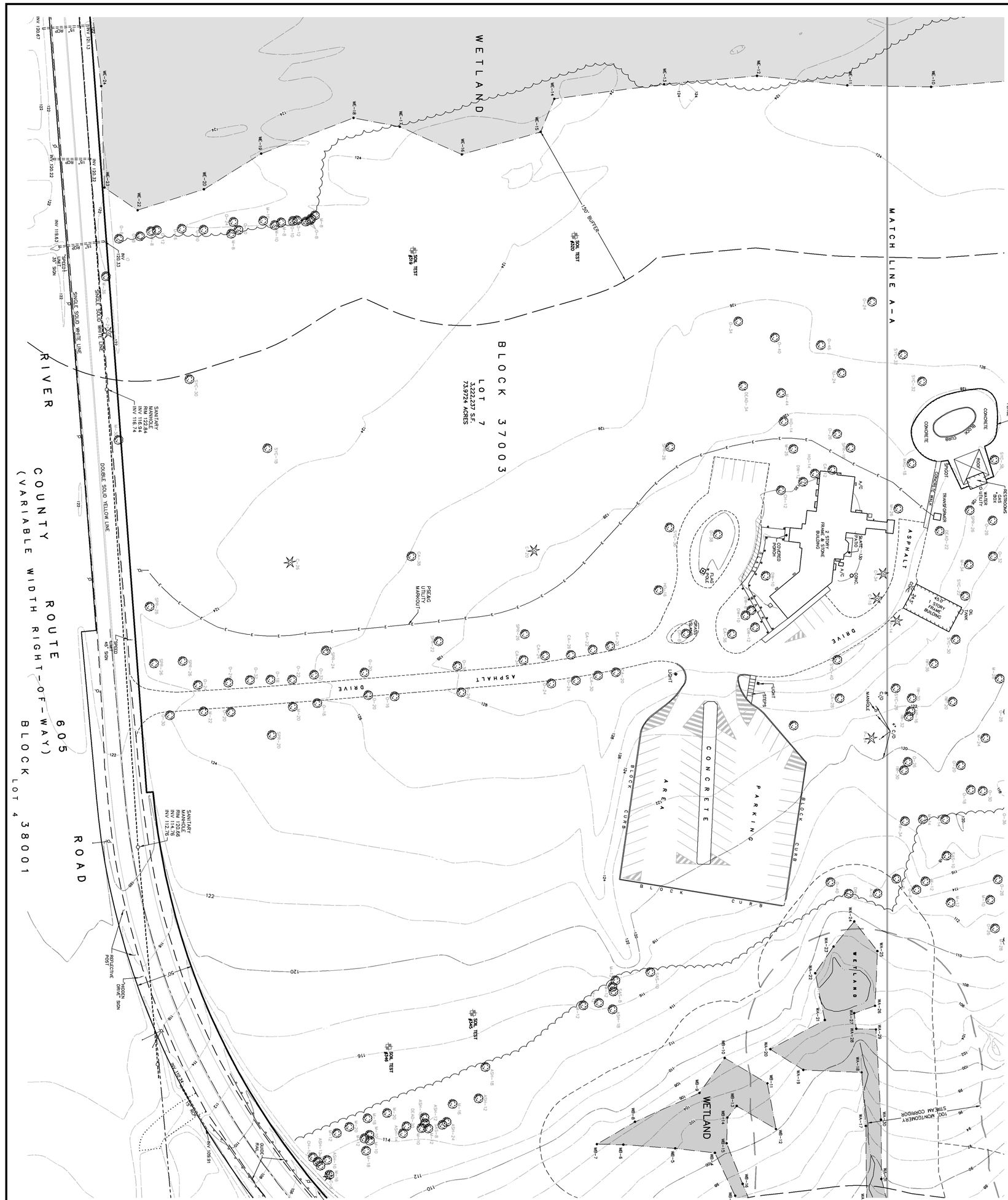

-TREE LEGEND-

TREE KEY	CALIPER INCHES	TREE
AP		APPLE
CA		CATALPA
CAP		CRABAPPLE
CH		CHERRY
DEAD		DEAD TREE
DW		DOGWOOD
HO		HOLLY
M		MAPLE
MAG		MAGNOLIA
O		OAK
PO		POPLAR
SAS		SASSAFRAS
SM		SUMAC
SYC		SYCAMORE
TU		TULIP

DECIDUOUS TREE

CONIFEROUS TREE

N

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JOB #:	16-09-Mont

Existing Features Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery
Somerset County ~ New Jersey

SHEET NUMBER: 02.1

MAP NO. 3306

BLOCK 37003 LOT 6

BLOCK 37004 LOT 6.87

BLOCK 37003

LOT 7
3,222,237 S.F.
73.9724 ACRES

SALISBURY ROAD

GARFIELD WAY

10' WIDE UNDERGROUND UTILITY EASEMENT

DETECTABLE MAT (TYP.)

INLET TYPE 'B' TC 109.00 TG 108.30 INV IN 105.2 INV OUT 99.5

INLET TYPE 'B' TC 110.24 TG 109.54 INV 106.34

STOP SIGN

HYDRANT

UTILITY BOX

80.00'

6' CHAIN LINK FENCE

150' BUFFER

50' WIDE SANITARY SEWER EASEMENT

CONSERVATION EASEMENT

SANITARY MANHOLE

WETLAND

WA-51

WA-50

WA-49

100' MONTGOMERY STREAM CORRIDOR

WE-3 WE-4 WE-4 UPLAND WE-4 WETLAND WE-5 WE-6 WE-7 WE-8 WE-9 WE-10 WE-11

WCC-1 WCC-2 WCC-3 WCC-4 WCC-5 WCC-6 WCC-7 WC-1 WC-1 UPLAND WC-1 WETLAND WC-2 WC-3 WC-4 WC-5 WC-5A WC-6

SOIL TEST #322

SOIL TEST #321

WELL

WOODS LINE PER AERIAL SURVEY (TYP.)

MATCH LINE A-A

CONC. MASONRY GARAGE

4' METAL FENCE

CONCRETE BLOCK SHED

MASONRY RESTROOMS GAS & WATER UTILITY

OIL TANK

SPIGOT

TRANSFORMER

CONCRETE WALK

ASPHALT

45'x24.5' 1 STORY FRAME BUILDING

4" C/O

8" C/O

MANHOLE

A/C

SLATE PATIO

CONC.

2 STORY FRAME & STONE BUILDING

DRIVE

WETLAND

WA-23 WA-24 WA-25 WA-26 WA-27

-TREE LEGEND-

TREE KEY — M-15 — CALIPER INCHES

KEY	TREE
A	APPLE
ASH	ASH
CA	CATALPA
CAP	CRABAPPLE
CH	CHERRY
DEAD	DEAD TREE
DW	DOGWOOD
HO	HOLLY
M	MAPLE
MAG	MAGNOLIA
O	OAK
PO	POPLAR
SAS	SASSAFRAS
SPR	?
SU	SUMAC
SYC	SYCAMORE
TU	TULIP

DECIDUOUS TREE

CONIFEROUS TREE

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Existing Features Plan

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Somerset County ~ New Jersey

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DATE: April 14, 2020
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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

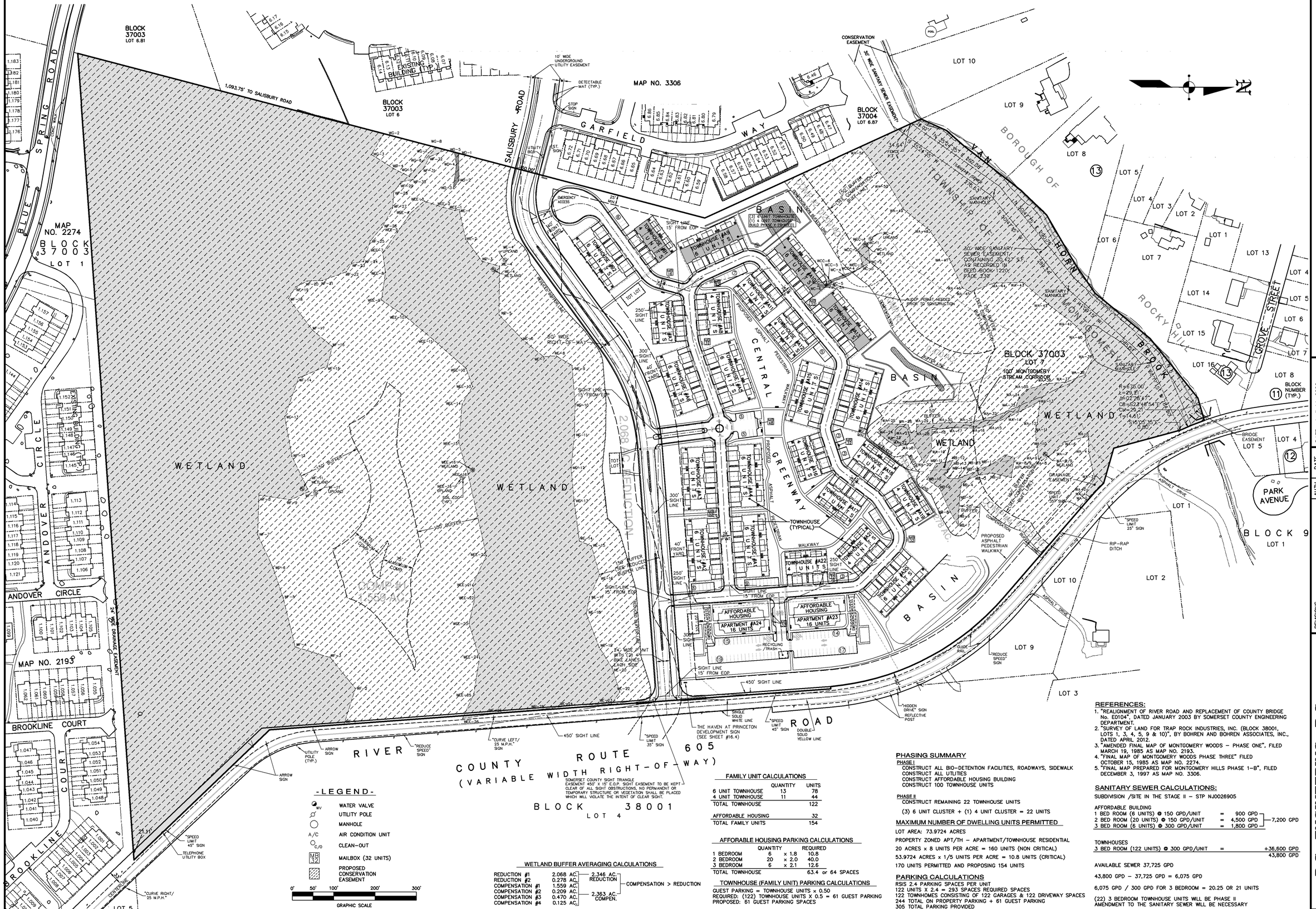
SHEET NUMBER: 02.2

Overall Site Plan

Lot 7 in Block 37003

Situated in
Township of Montgomery
Somerset County ~ New Jersey

Prepared For



-LEGEND-

- WV — WATER VALVE
- UTILITY POLE
- MANHOLE
- A/C — AIR CONDITION UNIT
- C/O — CLEAN-OUT
- MB 32 — MAILBOX (32 UNITS)
- PROPOSED CONSERVATION EASEMENT

GRAPHIC SCALE 1" = 100'

SOMERSET COUNTY SIGHT TRIANGLE EASEMENT 450' X 15' E.O.P. SIGHT EASEMENT TO BE KEPT CLEAR OF ALL SIGHT OBSTRUCTIONS, NO PERMANENT OR TEMPORARY STRUCTURE OR VEGETATION SHALL BE PLACED WHICH WILL VIOLATE THE INTENT OF CLEAR SIGHT.

WETLAND BUFFER AVERAGING CALCULATIONS

REDUCTION #1	2.068 AC.	2.346 AC. REDUCTION	COMPENSATION > REDUCTION
REDUCTION #2	0.278 AC.		
COMPENSATION #1	1.559 AC.	2.363 AC. COMPEN.	
COMPENSATION #2	0.209 AC.		
COMPENSATION #3	0.470 AC.		
COMPENSATION #4	0.125 AC.		

FAMILY UNIT CALCULATIONS

	QUANTITY	UNITS
6 UNIT TOWNHOUSE	13	78
4 UNIT TOWNHOUSE	11	44
TOTAL TOWNHOUSE		122
AFFORDABLE HOUSING		32
TOTAL FAMILY UNITS		154

AFFORDABLE HOUSING PARKING CALCULATIONS

	QUANTITY		REQUIRED
1 BEDROOM	6	x 1.8	10.8
2 BEDROOM	20	x 2.0	40.0
3 BEDROOM	6	x 2.1	12.6
TOTAL TOWNHOUSE			63.4 or 64 SPACES

TOWNHOUSE (FAMILY UNIT) PARKING CALCULATIONS

GUEST PARKING = TOWNHOUSE UNITS x 0.50
REQUIRED: (122) TOWNHOUSE UNITS X 0.5 = 61 GUEST PARKING
PROPOSED: 61 GUEST PARKING SPACES

PHASING SUMMARY

PHASE I
CONSTRUCT ALL BIO-DETENTION FACILITIES, ROADWAYS, SIDEWALK
CONSTRUCT ALL UTILITIES
CONSTRUCT AFFORDABLE HOUSING BUILDING
CONSTRUCT 100 TOWNHOUSE UNITS

PHASE II
CONSTRUCT REMAINING 22 TOWNHOUSE UNITS

(3) 6 UNIT CLUSTER + (1) 4 UNIT CLUSTER = 22 UNITS

MAXIMUM NUMBER OF DWELLING UNITS PERMITTED

LOT AREA: 73.9724 ACRES
PROPERTY ZONED APT/TH – APARTMENT/TOWNHOUSE RESIDENTIAL
20 ACRES x 8 UNITS PER ACRE = 160 UNITS (NON CRITICAL)
53.9724 ACRES x 1/5 UNITS PER ACRE = 10.8 UNITS (CRITICAL)
170 UNITS PERMITTED AND PROPOSING 154 UNITS

PARKING CALCULATIONS

RSIS 2.4 PARKING SPACES PER UNIT
122 UNITS X 2.4 = 293 SPACES REQUIRED SPACES
122 TOWNHOMES CONSISTING OF 122 GARAGES & 122 DRIVEWAY SPACES
244 TOTAL ON PROPERTY PARKING + 61 GUEST PARKING
305 TOTAL PARKING PROVIDED

REFERENCES:

1. "REALIGNMENT OF RIVER ROAD AND REPLACEMENT OF COUNTY BRIDGE No. E0104", DATED JANUARY 2003 BY SOMERSET COUNTY ENGINEERING DEPARTMENT.
2. "SURVEY OF LAND FOR TRAP ROCK INDUSTRIES, INC. (BLOCK 38001, LOTS 1, 3, 4, 5, 9 & 10)", BY BOHREN AND BOHREN ASSOCIATES, INC., DATED APRIL 2012.
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5. "FINAL MAP PREPARED FOR MONTGOMERY HILLS PHASE 1-B", FILED DECEMBER 3, 1997 AS MAP NO. 3306.

SANITARY SEWER CALCULATIONS:

SUBDIVISION /SITE IN THE STAGE II – STP NJ0026905

AFFORDABLE BUILDING

1 BED ROOM (6 UNITS) @ 150 GPD/UNIT	=	900 GPD
2 BED ROOM (20 UNITS) @ 150 GPD/UNIT	=	4,500 GPD
3 BED ROOM (6 UNITS) @ 300 GPD/UNIT	=	1,800 GPD
		7,200 GPD

TOWNHOUSES

3 BED ROOM (122 UNITS) @ 300 GPD/UNIT	=	+36,600 GPD
		43,800 GPD

AVAILABLE SEWER 37,725 GPD

43,800 GPD – 37,725 GPD = 6,075 GPD

6,075 GPD / 300 GPD FOR 3 BEDROOM = 20.25 OR 21 UNITS

(22) 3 BEDROOM TOWNHOUSE UNITS WILL BE PHASE II
AMENDMENT TO THE SANITARY SEWER WILL BE NECESSARY

REVISIONS	AUTH.	DATE
PER DRC	D.J.S.	09/10/20
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	05/04/21

DATE: April 14, 2020
SCALE: 1" = 100'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

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(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBE

Site Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

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SCALE: 1" = 30'
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CHECKED BY: D.J.S.
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SHEET NUMBER: 03.1

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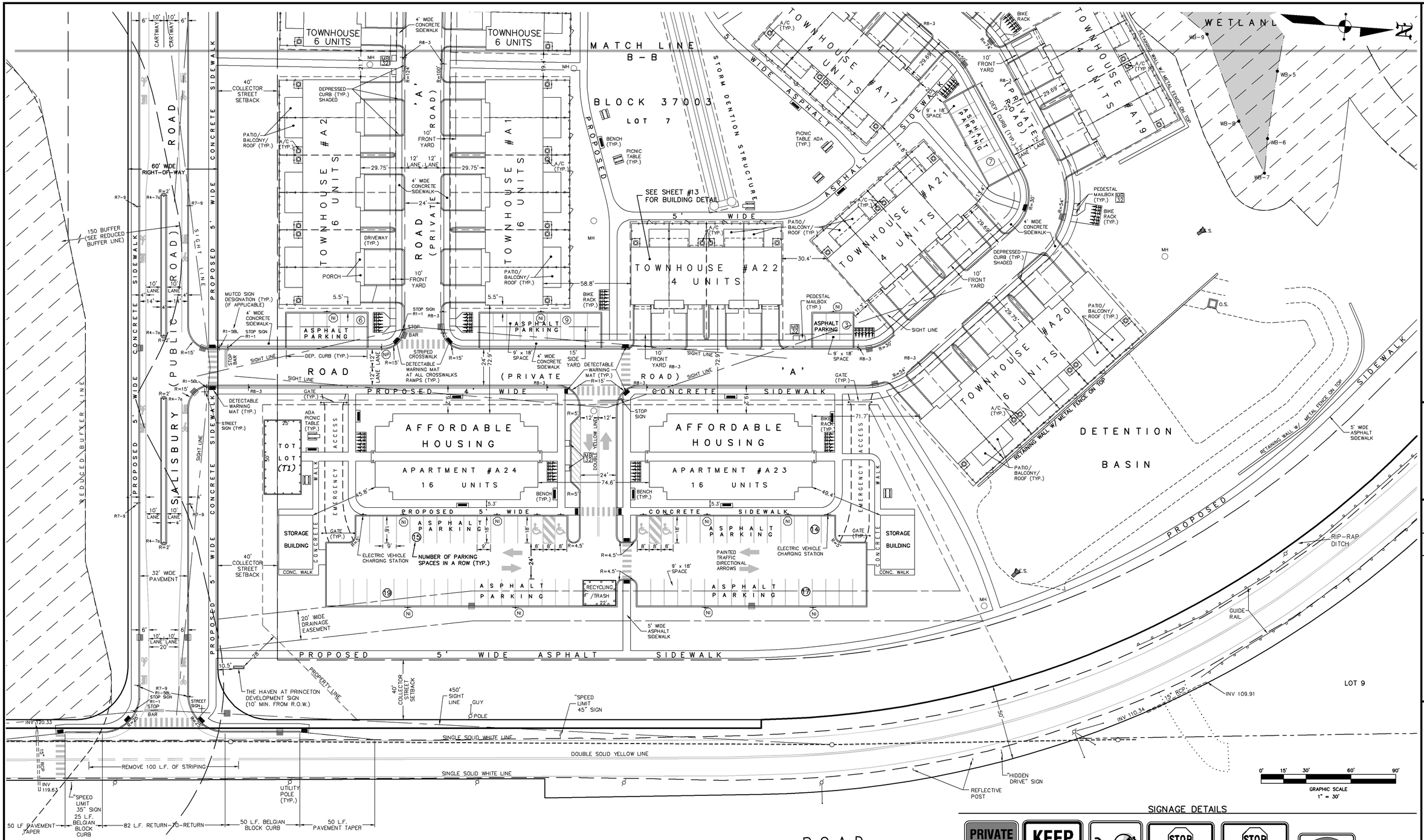
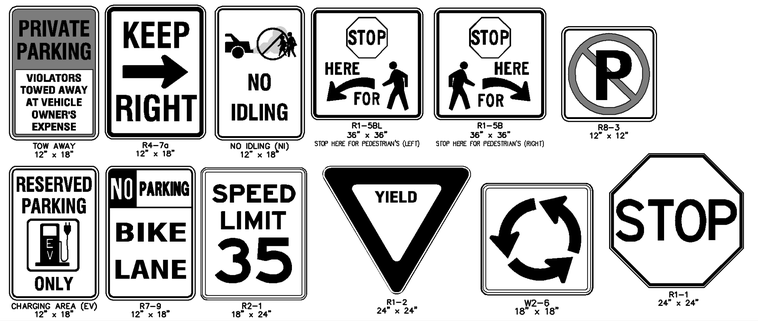


-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	EXISTING UTILITY POLE
EXISTING CONTOUR LINE	EXISTING SPOT ELEVATION
PROPOSED CONTOUR LINE	PROPOSED SPOT ELEVATION
DRAINAGE FLOW DIRECTION	AIR CONDITION UNIT
MAILBOX (32 UNITS)	PICNIC TABLE (HANDICAP)
	PICNIC TABLE

SIGNAGE DETAILS



Site Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

MATCH LINE A-A

MATCH LINE B-B

SEE SHEET #13 FOR BUILDING DETAIL

TOWNHOUSE # A 7 4 UNITS

TOWNHOUSE # A 8 4 UNITS

TOWNHOUSE # A 11 4 UNITS

TOWNHOUSE 4 UNITS #A12

TOWNHOUSE 6 UNITS #A13

TOWNHOUSE 6 UNITS #A14

TOWNHOUSE 6 UNITS #A15

TOWNHOUSE 6 UNITS #A6

TOWNHOUSE 6 UNITS #A5

TOWNHOUSE 4 UNITS #A16

TOWNHOUSE 4 UNITS #A18

TOWNHOUSE 6 UNITS #A19

TOWNHOUSE 4 UNITS #A17

TOWNHOUSE 6 UNITS #A3

TOWNHOUSE 6 UNITS #A4

SALISBURY ROAD (PUBLIC)

CENTRAL GREENWAY

ROAD 'A' (PRIVATE ROAD)

ROAD 'B' (PRIVATE ROAD)

ROAD 'C' (PRIVATE ROAD)

TOTLOT (T2)

DETENTION BASIN

WETLAND

WETLAND

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED 5' WIDE ASPHALT PEDESTRIAN WALKWAY

PROPOSED 5' WIDE ASPHALT WALKWAY

PROPOSED 5' WIDE STRUCTURE

PROPOSED 5' WIDE STORM DETENTION

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED BELGIAN BLOCK CURB

PROPOSED 5' WIDE ASPHALT SIDEWALK

PROPOSED BELGIAN BLOCK CURB (PRIVATE ROAD)

PROPOSED 4' WIDE CONCRETE SIDEWALK

5' CONCRETE WALK

5' ASPHALT WALK

4' WIDE CONCRETE SIDEWALK

4' WIDE BIKE LANE

32' WIDE PAVEMENT

4' WIDE BIKE LANE

60' WIDE RIGHT-OF-WAY

40' COLLECTOR STREET SETBACK

15' SIDE YARD

10' FRONT YARD

24' P'VMT

29.75'

PATIO/ BALCONY/ ROOF (TYP.)

DEPRESSED CURB (TYP.) SHADED

ROOF LEADER (TYP.)

PEDESTAL MAILBOX (TYP.)

PICNIC TABLE (TYP.)

ADA PICNIC TABLE (TYP.)

BIKE RACK

MOUNTABLE CURB ISLAND

ASPHALT PARKING 9' x 18' SPACE

NUMBER OF PARKING SPACES IN A ROW (TYP.)

MUTCD SIGN DESIGNATION (IF APPLICABLE)

STOP SIGN R1-1

YEILD SIGN R1-2

STREET SIGN (TYP.)

STREET SIGN/ KEEP RIGHT SIGN (TYP.)

DETECTABLE WARNING MAT AT ALL CROSSWALKS RAMPS (TYP.)

PEDESTRIAN ACTIVATED WARNING SIGN

STRIPED CROSSWALK

DETECTABLE WARNING SURFACE (TYP.)

SINGLE SOLID WHITE LINE

300' SIGHT LINE

SIGHT LINE

RETAINING WALL W/ METAL FENCE ON TOP

COMPENSATION

150' BUFFER (SEE COMPENSATION BUFFER LINE)

BUFFER LINE

100' MONTGOMERY STREAM CORRIDOR

35' BUFFER

150' BUFFER (SEE REDUCED BUFFER LINE)

WA-15 WA-16 WA-17 WA-18 WA-19 WA-20 WA-21 WA-22 WA-23 WA-24 WA-25 WA-26 WA-27 WA-28 WA-29 WA-30 WA-31 WA-32 WA-45 WA-46

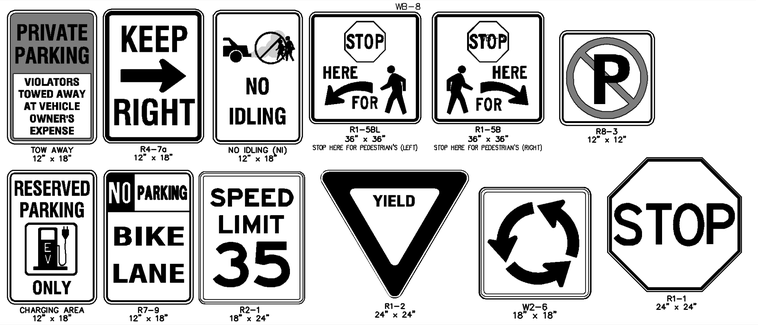
WB-1 WB-2 WB-3 WB-4 WB-5 WB-9 WB-10 WB-11 WB-12 WB-13 WB-14 WB-15 WB-16

-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	EXISTING UTILITY POLE
EXISTING CONTOUR LINE	EXISTING SPOT ELEVATION
PROPOSED CONTOUR LINE	PROPOSED SPOT ELEVATION
DRAINAGE FLOW DIRECTION	AIR CONDITION UNIT
MAILBOX (32 UNITS)	PICNIC TABLE (HANDICAP)
	PICNIC TABLE

GRAPHIC SCALE 1" = 30'

SIGNAGE DETAILS



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JOB # 16-09-Mont

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BLOCK 37003 LOT 6

SALISBURY ROAD

GARFIELD WAY

MAP NO. 3306

BLOCK 37004 LOT 6.87

WA-51

BLOCK 37003 LOT 7

ROAD "A" (PRIVATE)

ROAD "B" (PRIVATE)

SALISBURY (PUBLIC ROAD)

TOWNHOUSE #A7 4 UNITS

TOWNHOUSE #A8 4 UNITS

TOWNHOUSE #A9 6 UNITS

TOWNHOUSE #A10 6 UNITS

TOWNHOUSE #A11 4 UNITS

TOWNHOUSE #A12 4 UNITS

TOWNHOUSE #A13 6 UNITS

TOWNHOUSE #B1 4 UNITS

TOWNHOUSE #B2 6 UNITS

DETENTION BASIN

GREENWAY

TOT LOT (13)

0.470 AC.

100' MONTGOMERY STREAM CORRIDOR LINE

150' BUFFER (SEE COMPENSATION BUFF-LINE)

COMPENSATION BUFFER

BUFFER LINE

MATCH LINE A-A

SEE SHEET #13 FOR BUILDING DETAIL

STA 1+02.85

STA 1+79.95

STA 2+69.92

TRANSITION AREA (ROAD TRANSITIONING TO ROAD DETAIL LOCATION)

EXISTING ROAD (36' WIDE)

PROPOSED ROAD (24' WIDE)

PROPOSED 5' WIDE CONCRETE SIDEWALK

EMERGENCY ACCESS DRIVE

GATE

NUMBER OF PARKING SPACES IN A ROW (TYP.)

BIKE RACK

ASPHALT PARKING

9' x 18' SPACE

DEP CURB (TYP.)

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED 5' WIDE ASPHALT WALKWAY

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED 4' WIDE ASPHALT PEDESTRIAN WALKWAY

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED 5' WIDE CONCRETE SIDEWALK

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED 4' WIDE CONCRETE SIDEWALK

PROPOSED 4

Overall Preliminary Plat

Prepared For

Lot 7 in Block 37003

Situated in
Township of Montgomery
Somerset County ~ New Jersey

	DATE	AUTH.
DATE: April 14, 2020		
SCALE: 1" = 100'	09/10/20	D.J.S.
DESIGN BY: D.J.S.	02/10/21	D.J.S.
DRAWN BY: J.B.G.		
CHECKED BY: D.J.S.		
JOB # 16-09-Mont		

REVISIONS	DATE	AUTH.
PER DRC		
PER REVIEWING AGENCIES LETTERS		

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(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 04.0

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BLOCK 37003 LOT 6.81

BLOCK 37003 LOT 6

BLOCK 37004 LOT 6.87

MAP NO. 2274 BLOCK 37003 LOT 1

MAP NO. 2193

MAP NO. 3306

DETAIL (SEE SHEET #8)

DETAIL (SEE SHEET #7)

BLUE SPRING ROAD

SALISBURY ROAD

GARFIELD WAY

ANDOVER CIRCLE

BROOKLINE COURT

CENTRAL GREENWAY

ROAD "A" (PRIVATE)

ROAD "B" (PRIVATE)

ROAD "C" (PRIVATE)

BASIN

WETLAND

LANDS REMAINING BLOCK 37003 LOT 7 1,809,649 S.F. 41.5438 AC.

PROPOSED BLOCK 37008 LOT 1 974,034 S.F. 22.3607 AC.

100' MONTGOMERY STREAM CORRIDOR

BLOCK 37008 LOT 2

DEDICATED TO THE TOWNSHIP OF MONTGOMERY TOWNSHIP FOR THE PURPOSE OF SALISBURY ROAD RIGHT-OF-WAY CONTAINING 82,214 S.F. 1.8874 ACRE

DEDICATED TO SOMERSET COUNTY FOR THE PURPOSE OF RIVER ROAD (CR 605) RIGHT-OF-WAY CONTAINING 14,800 S.F. 0.3398 ACRE

AFFORDABLE 16 UNITS

HOUSING 16 UNITS

STORAGE BUILDING

TOWNHOUSE (TYPICAL)

2.068 AC. REQUIRED COMP.#1 1.559 AC.

COMP.#2 0.328 AC.

30' WIDE SANITARY SEWER EASEMENT CONTAINING 30,427 S.F., AS RECORDED IN DEED BOOK 1220, PAGE 330

CONSERVATION EASEMENT

30' WIDE SANITARY SEWER EASEMENT

10' WIDE UNDERGROUND UTILITY EASEMENT

DRAINAGE EASEMENT

BRIDGE EASEMENT

50' BUFFER

150' BUFFER (SEE COMPANION LOT LINE)

150' BUFFER (SEE REDUCED BUFFER LINE)

REDUCED BUFFER LINE

BUFFER LINE

PROPOSED CONSERVATION EASEMENT

N 14°42'10" E 1,093.75' TO SALISBURY ROAD (1,093.76' LANDS REMAINING BLOCK 37003, LOT 7)

N 75°16'04" W 9.88'

S 75°16'04" E 9.88'

213.64' (PROPOSED BLOCK 37008, LOT 1)

N 24°35'15" W 1567.60'

60.00'

574.85'

N 23°55'06" E 67.63'

N 41°43'39" E 55.99'

N 37°57'49" E 174.61'

N 43°38'52" E 86.31'

N 59°54'09" E 137.86'

N 55°36'00" E 84.90'

N 39°33'02" E 172.68'

N 51°11'18" E 184.56'

N73°57'10"E 55.89'

S 15°05'35"E 166.83'

S 73°54'39" E 88.15'

S 49°08'41" E 311.60'

S 43°46'41" E 193.16' (LANDS REMAINING BLOCK 37003, LOT 7)

S 04°11'21" E 1360.74'

S 04°11'21" E 130.00' (TIE)

S 04°11'21" E 254.09'

N 84°52'45" E 5.65'

S 85°48'39" W

S 85°48'39" E

S 35°24'35" W 822.06'

S 30°47'15" W 380.76'

S 30°47'15" W 376.53'

S 35°24'35" W 351.6'

S 35°24'35" W 351.6'

S 35°24'35" W 351.6

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(908)-359-0989 Fax (908)-359-4118

BY: _____
David J. Schmidt Professional Engineer N.J. Lic. No. 39409

REVISIONS	AUTH.	DATE
PER DRC	D.J.S.	09/10/20
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE:	April 14, 2020
SCALE:	1" = 40'
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

Preliminary Plat

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery
Somerset County ~ New Jersey

Preliminary Plat

Prepared For

Lot 7 in Block 37003

Situated in
Township of Montgomery
Somerset County ~ New Jersey

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 04.2

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GRAPHIC SCALE
1" = 40'

Overall Grading and Soil Erosion & Sediment Control Plan

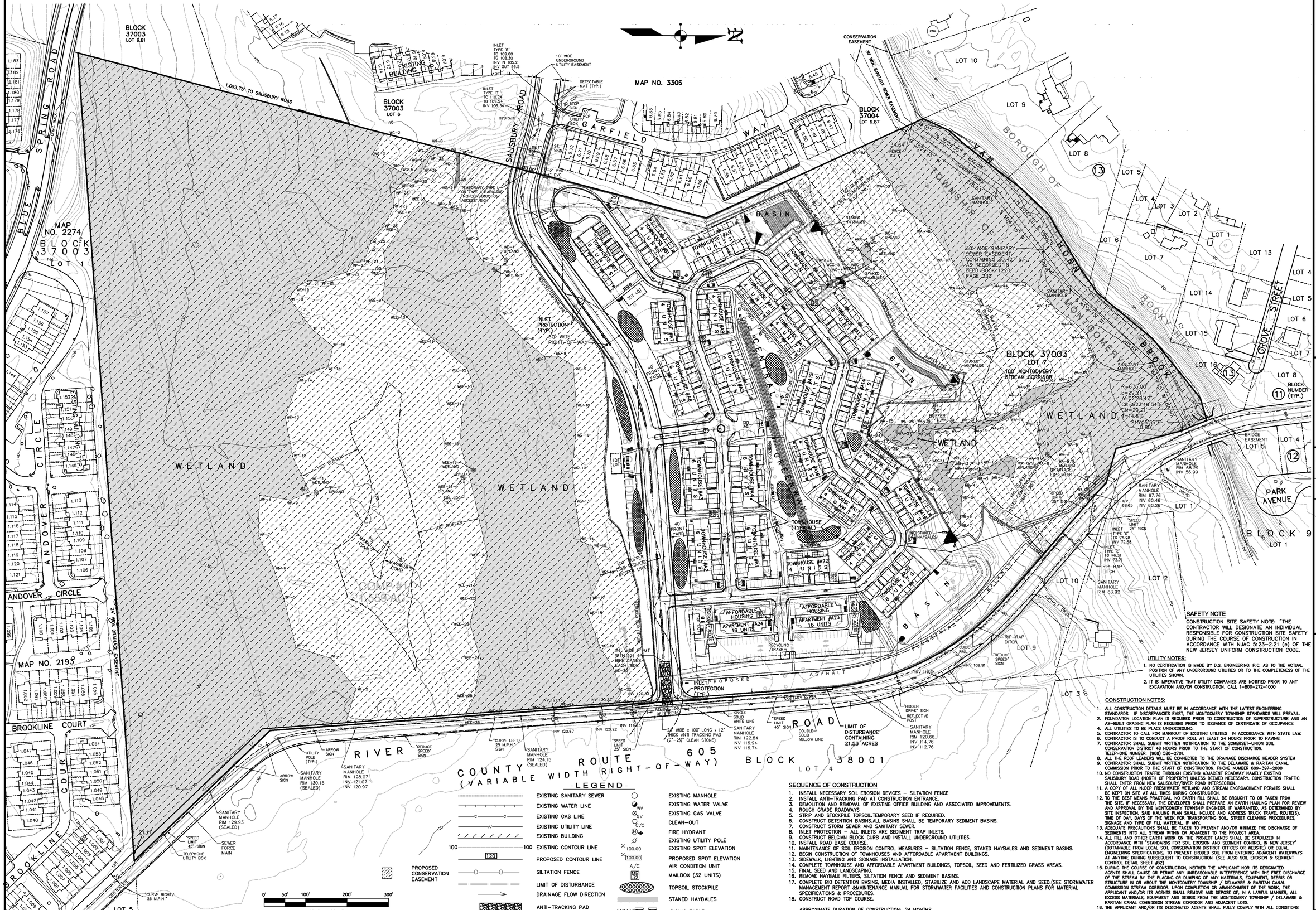
Prepared For

Lot 7 in Block 37003

Situated in

Township of Montgomery

Somerset County ~ New Jersey


BLOCK 37003 LOT 6.81
BLUE SPRING ROAD
1,093.75' TO SALISBURY ROAD
MAP NO. 2274
BLOCK 37003
LOT 1
BLOCK 37003 LOT 6
EXISTING BUILDING (TYP.)
INLET TYPE "B" TC 109.00 TG 108.30 INV IN 105.2 INV OUT 99.5
INLET TYPE "B" TC 110.24 TG 109.54 INV 106.34
10' WIDE UNDERGROUND UTILITY EASEMENT
DETECTABLE MAT (TYP.)
MAP NO. 3306
SALISBURY ROAD
GARFIELD WAY
HYDRANT
STOP SIGN
UTILITY BOX
2" PVC
TEMPORARY TYPE III OR TYPE X BARRICADE TO BE CONSTRUCTED ACROSS ROAD
BLOCK 37004 LOT 6.87
CONSERVATION EASEMENT
30' WIDE SANITARY SEWER EASEMENT
LOT 10
LOT 9
LOT 8
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 6
LOT 7
LOT 13
LOT 14
LOT 15
LOT 16
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
BOROUGH OF MONTGOMERY
TOWNSHIP OF MONTGOMERY
VAN HORN
ROCKY HILL
GROVE STREET
BROOK
BLOCK NUMBER (TYP.)
SANITARY MANHOLE
30' WIDE SANITARY SEWER EASEMENT, CONTAINING 30,427 S.F., AS RECORDED IN DEED BOOK 1220, PAGE 330
BASIN
BLOCK 37003 LOT 7
100' MONTGOMERY STREAM CORRIDOR
R=675.00' L=29.21' M=02°28'17" CB=S23°48'54"E CH=29.21' T=14.60' S15°05'35"E 0.80'
WETLAND
BRIDGE EASEMENT
PARK AVENUE
BLOCK 9 LOT 1
BLOCK 37003 LOT 10
BLOCK 37003 LOT 11
BLOCK 37003 LOT 12
BLOCK 37003 LOT 13
BLOCK 37003 LOT 14
BLOCK 37003 LOT 15
BLOCK 37003 LOT 16
BLOCK 37003 LOT 17
BLOCK 37003 LOT 18
BLOCK 37003 LOT 19
BLOCK 37003 LOT

Grading Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

DATE:	April 14, 2020
SCALE:	1" = 30'
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

REVISIONS	AUTH:	DATE
PER DRC	D.J.S.	09/10/20
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

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-LEGEND-

==========	EXISTING SANITARY SEWER	○	EXISTING MANHOLE
——W——	EXISTING WATER LINE	WV	EXISTING WATER VALVE
——G——	EXISTING GAS LINE	GV	EXISTING GAS VALVE
——//——	EXISTING UTILITY LINE	C/O	CLEAN-OUT
	EXISTING BUILDING		FIRE HYDRANT
100 ——— 100	EXISTING CONTOUR LINE		EXISTING UTILITY POLE
120	PROPOSED CONTOUR LINE	100.00	EXISTING SPOT ELEVATION
———————	LIMIT OF DISTURBANCE	A/C	PROPOSED SPOT ELEVATION
———————	PROPOSED SILT FENCE		AIR CONDITION UNIT
	DRAINAGE FLOW DIRECTION		PICNIC TABLE (HANDICAP)
MB #2	MAILBOX (32 UNITS)		PICNIC TABLE

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

Grading Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
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PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

DATE: April 14, 2020

SCALE: 1" = 30'

DESIGN BY: D.J.S.

DRAWN BY: J.B.G.

CHECKED BY: D.J.S.

JOB # 16-09-Mont

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

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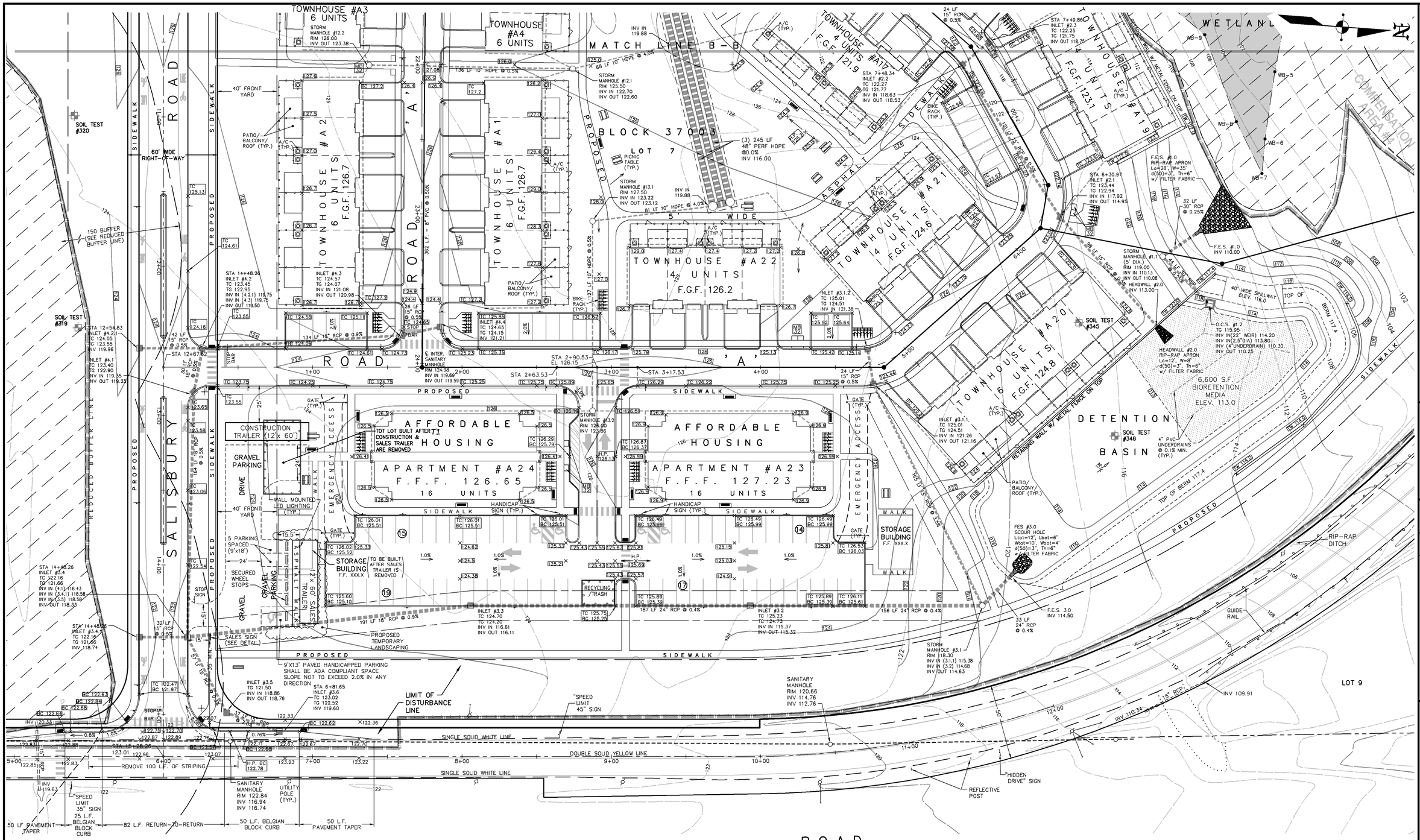
-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	FIRE HYDRANT
EXISTING CONTOUR LINE	EXISTING UTILITY POLE
PROPOSED CONTOUR LINE	EXISTING SPOT ELEVATION
LIMIT OF DISTURBANCE	PROPOSED SPOT ELEVATION
PROPOSED SILT FENCE	AIR CONDITION UNIT
DRAINAGE FLOW DIRECTION	PICNIC TABLE (HANDICAP)
MAILBOX (32 UNITS)	PICNIC TABLE

GRAPHIC SCALE 1" = 30'



Grading Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER DRC	D.J.S.	09/10/20
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DATE: April 14, 2020
SCALE: 1" = 30'
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CHECKED BY: D.J.S.
JOB # 16-09-Mont

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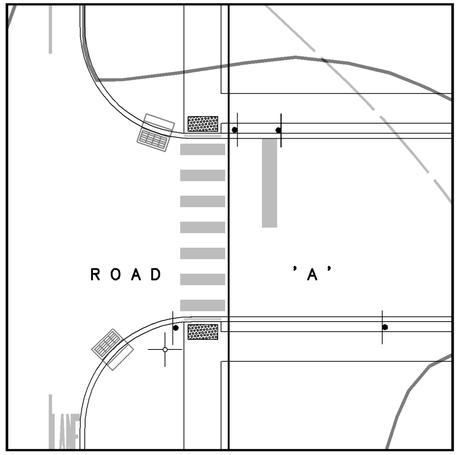

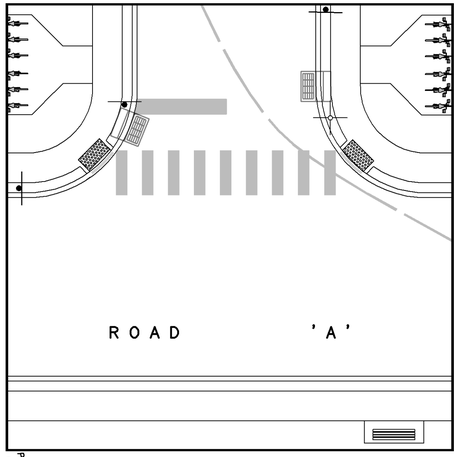

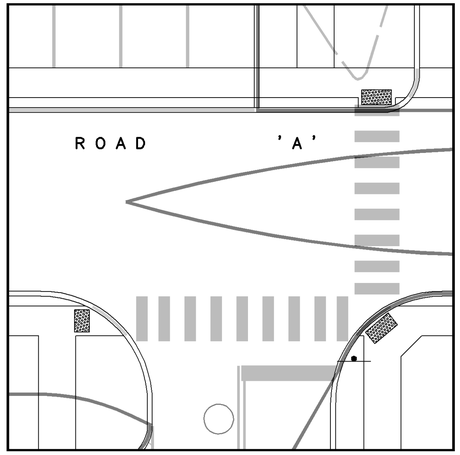

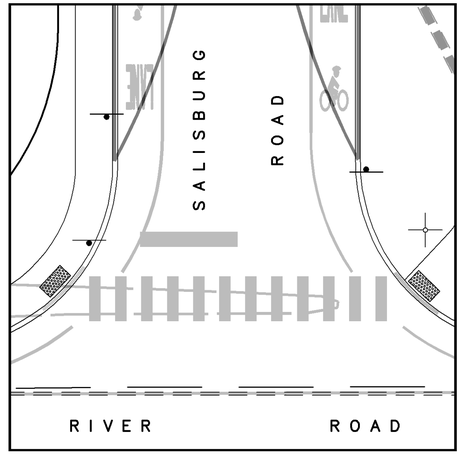

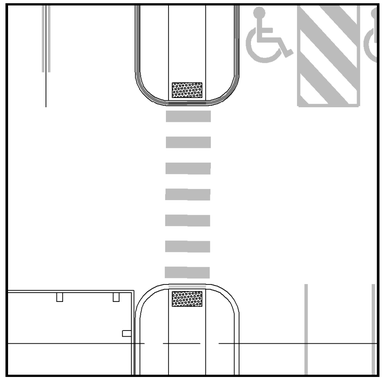

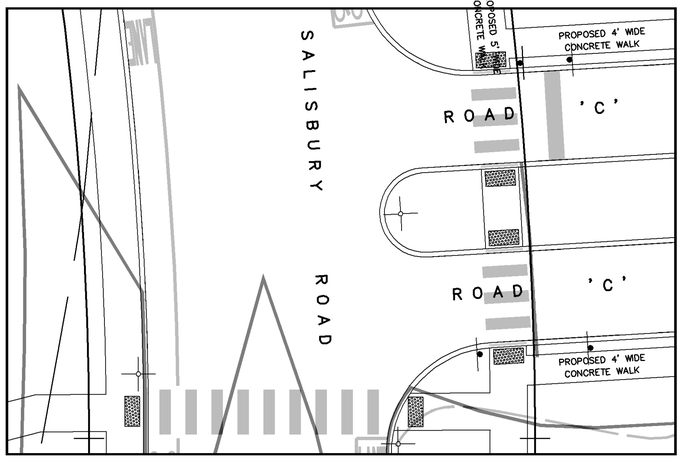

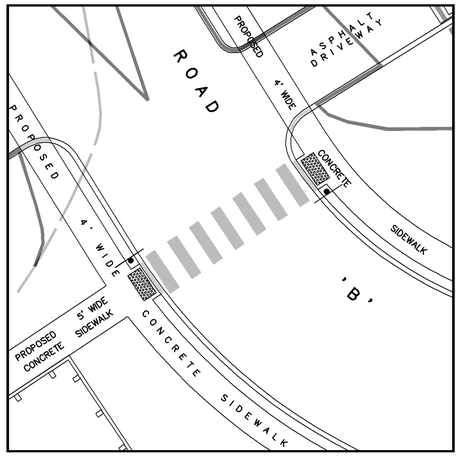

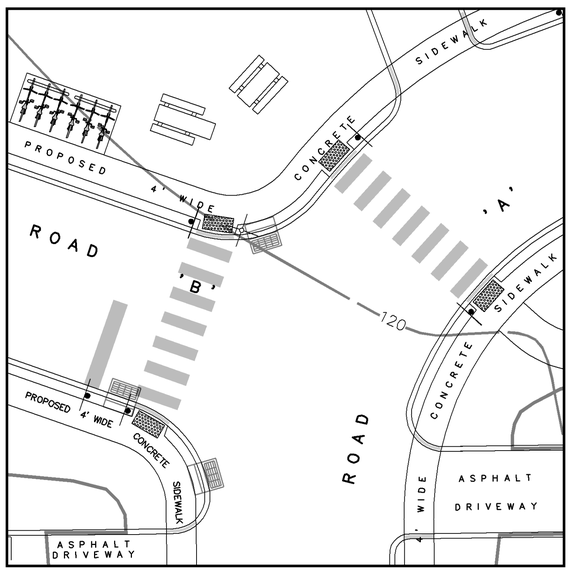

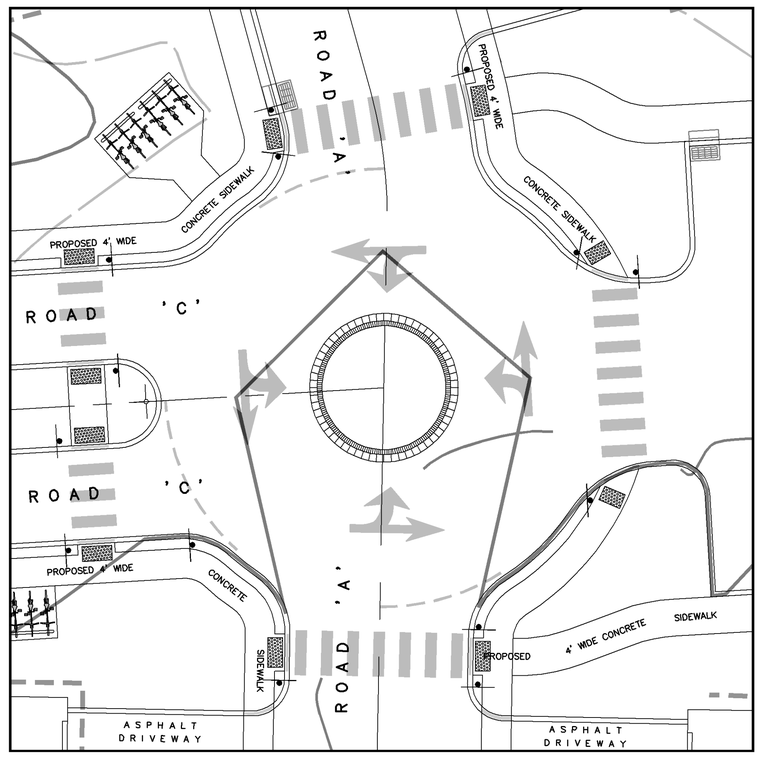

-LEGEND-

==========	EXISTING SANITARY SEWER	○	EXISTING MANHOLE
W W	EXISTING WATER LINE	WV	EXISTING WATER VALVE
G G	EXISTING GAS LINE	GV	EXISTING GAS VALVE
//	EXISTING UTILITY LINE	C/O	CLEAN-OUT
	EXISTING BUILDING		EXISTING UTILITY POLE
100 100	EXISTING CONTOUR LINE	× 100.00	EXISTING SPOT ELEVATION
120	PROPOSED CONTOUR LINE	× 100.00	PROPOSED SPOT ELEVATION
→	DRAINAGE FLOW DIRECTION	A/C	AIR CONDITION UNIT
MB 32	MAILBOX (32 UNITS)		PICNIC TABLE (HANDICAP)
			PICNIC TABLE

0' 5' 10' 20' 30'
GRAPHIC SCALE
1" = 10'

Crosswalk Ramp Details

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE: April 14, 2020
SCALE: 1" = 10'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

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SHEET NUMBER: 05.4

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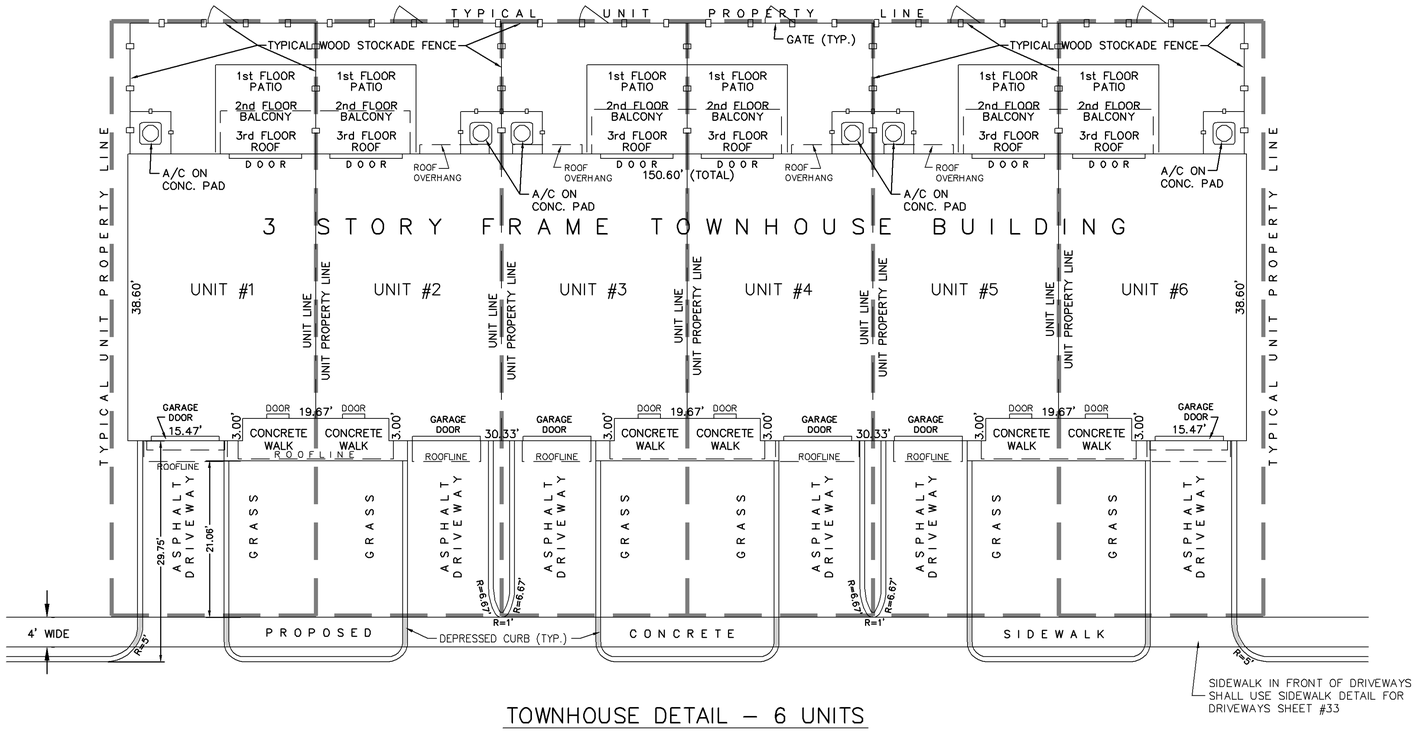
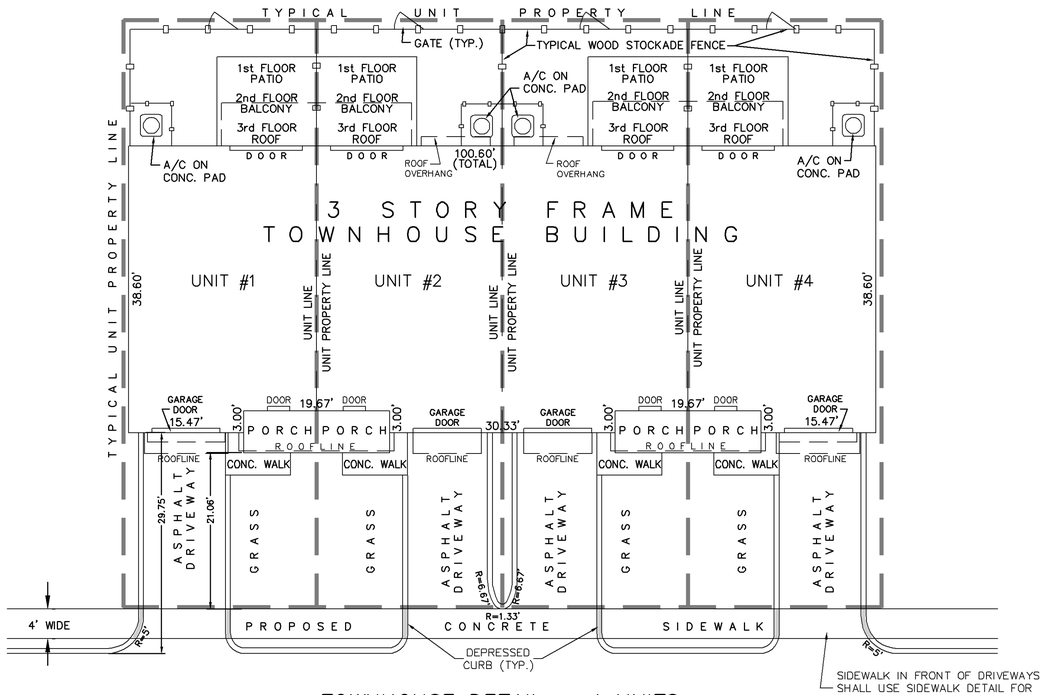


TOWNHOUSE DETAIL – 6 UNITS



TOWNHOUSE DETAIL – 4 UNITS

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0' 5' 10' 20' 30'
GRAPHIC SCALE
1" = 10'

Typical Townhouse Building Plan

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

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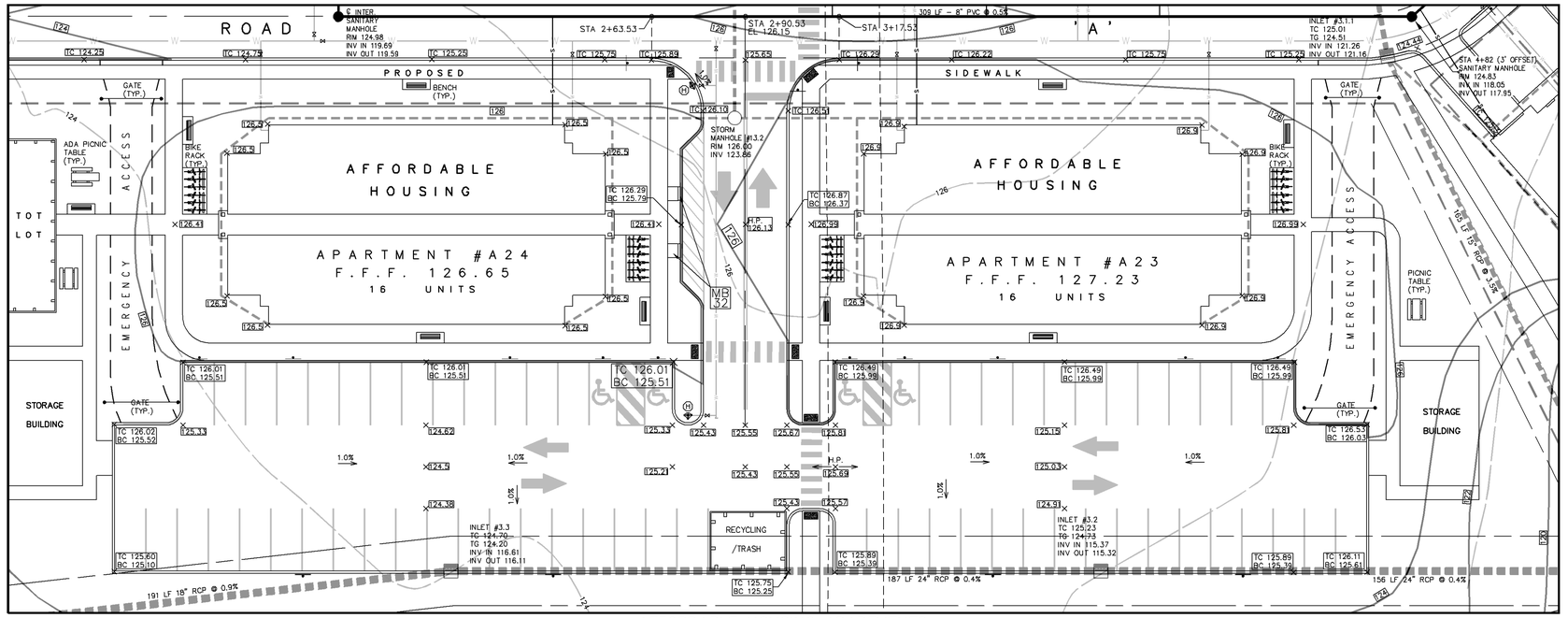
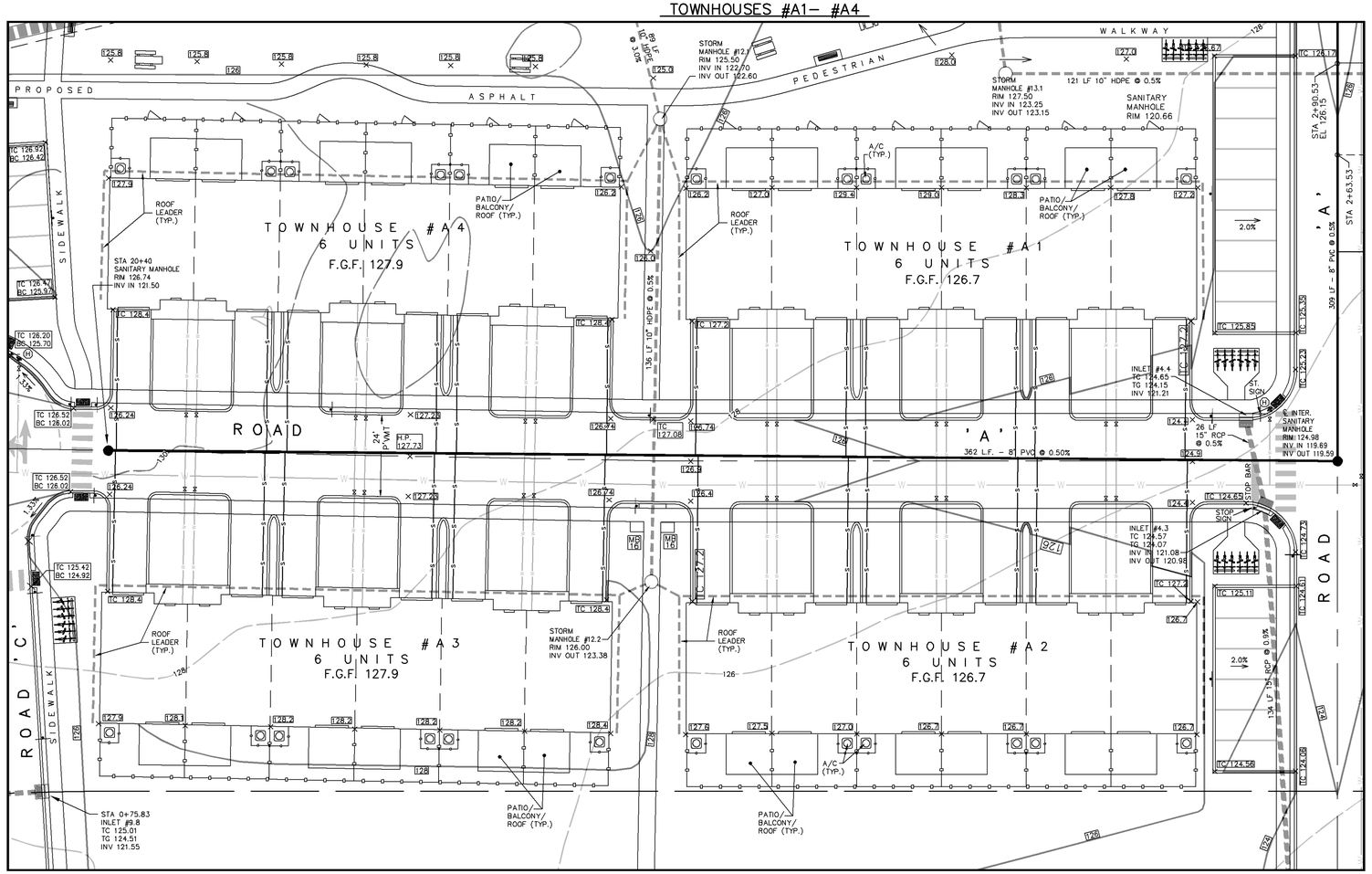
(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 06.0



AFFORDABLE HOUSING APARTMENTS
TOWNHOUSES #A1– #A4



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0' 10' 20' 40' 60'
GRAPHIC SCALE
1" = 20'

-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	FIRE HYDRANT
EXISTING CONTOUR LINE	EXISTING UTILITY POLE
PROPOSED CONTOUR LINE	EXISTING SPOT ELEVATION
DRAINAGE FLOW DIRECTION	PROPOSED SPOT ELEVATION
MAILBOX (32 UNITS)	AIR CONDITION UNIT
	PICNIC TABLE (HANDICAP)
	PICNIC TABLE

Building Utility Plans

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE:	April 14, 2020
SCALE:	1" = 20'
DESIGN BY:	D.J.S.
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P.O. Box 792
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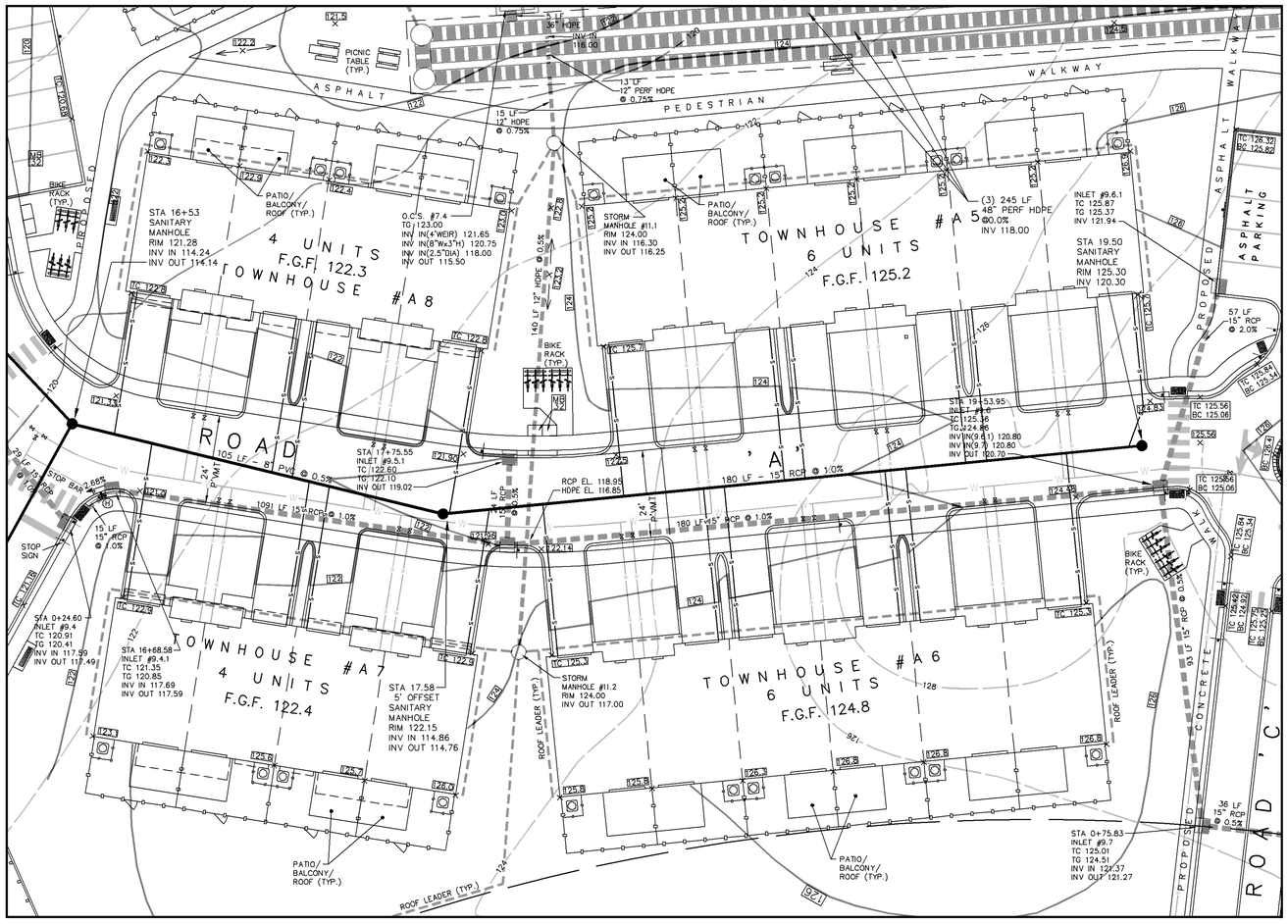
BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 06.1

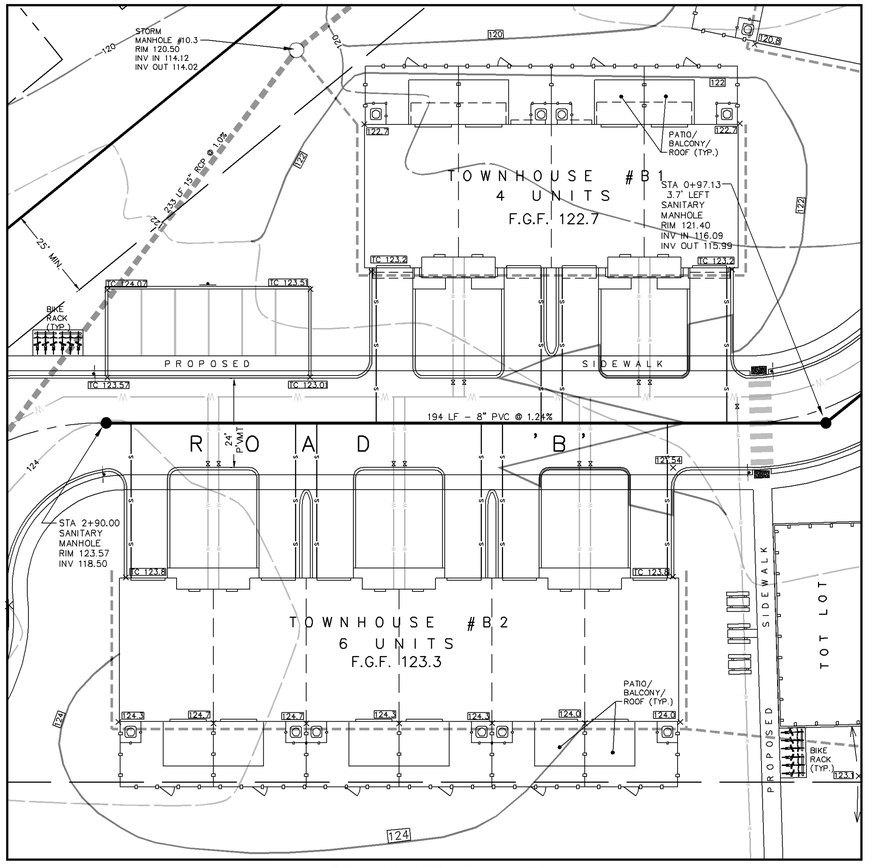
-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	EXISTING UTILITY POLE
EXISTING CONTOUR LINE	EXISTING SPOT ELEVATION
PROPOSED CONTOUR LINE	PROPOSED SPOT ELEVATION
DRAINAGE FLOW DIRECTION	AIR CONDITION UNIT
MAILBOX (32 UNITS)	PICNIC TABLE (HANDICAP)
	PICNIC TABLE

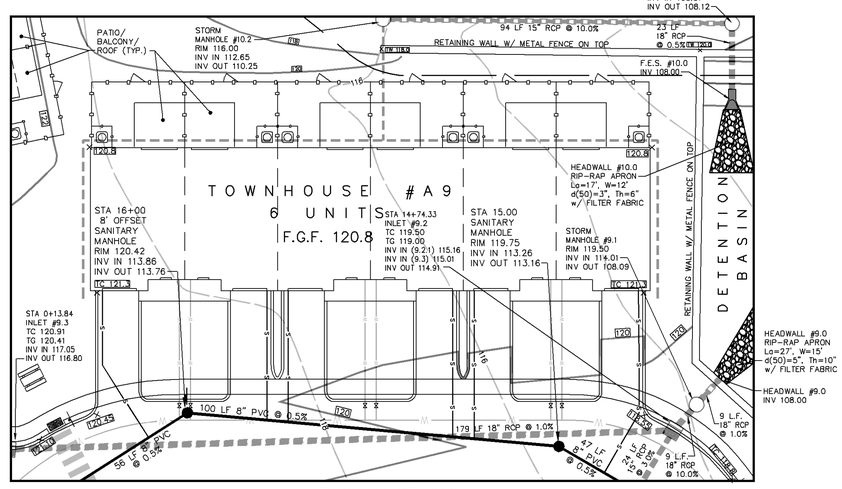
TOWNHOUSES #A5, #A6, #A7 & #A8



TOWNHOUSES #B1 & #B2



TOWNHOUSE #A9



0' 10' 20' 40' 60'
GRAPHIC SCALE
1" = 20'

Building Utility Plans

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

AUTH.	DATE	REVISIONS
D.J.S.	02/10/21	PER REVIEWING AGENCIES LETTERS
D.J.S.	06/04/21	PER REVIEWING AGENCIES LETTERS

DATE: April 14, 2020
SCALE: 1" = 20'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16-09-Mont

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 06.2

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-LEGEND-

==========	EXISTING SANITARY SEWER	○	EXISTING MANHOLE
W W	EXISTING WATER LINE	◕ WV	EXISTING WATER VALVE
G G	EXISTING GAS LINE	⊗ GV	EXISTING GAS VALVE
//	EXISTING UTILITY LINE	○ C/O	CLEAN-OUT
	EXISTING BUILDING	∅	EXISTING UTILITY POLE
100 100	EXISTING CONTOUR LINE	× 100.00	EXISTING SPOT ELEVATION
120	PROPOSED CONTOUR LINE	× 100.00	PROPOSED SPOT ELEVATION
→	DRAINAGE FLOW DIRECTION	A/C	AIR CONDITION UNIT
MB 32	MAILBOX (32 UNITS)		PICNIC TABLE (HANDICAP)
			PICNIC TABLE

TOWNHOUSES #A14, #A15 & #A16

TOWNHOUSES #A10, #A11, #A12 & #A13

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Building Utility Plans

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

DATE:	April 14, 2020
SCALE:	1" = 20'
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
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GRAPHIC SCALE
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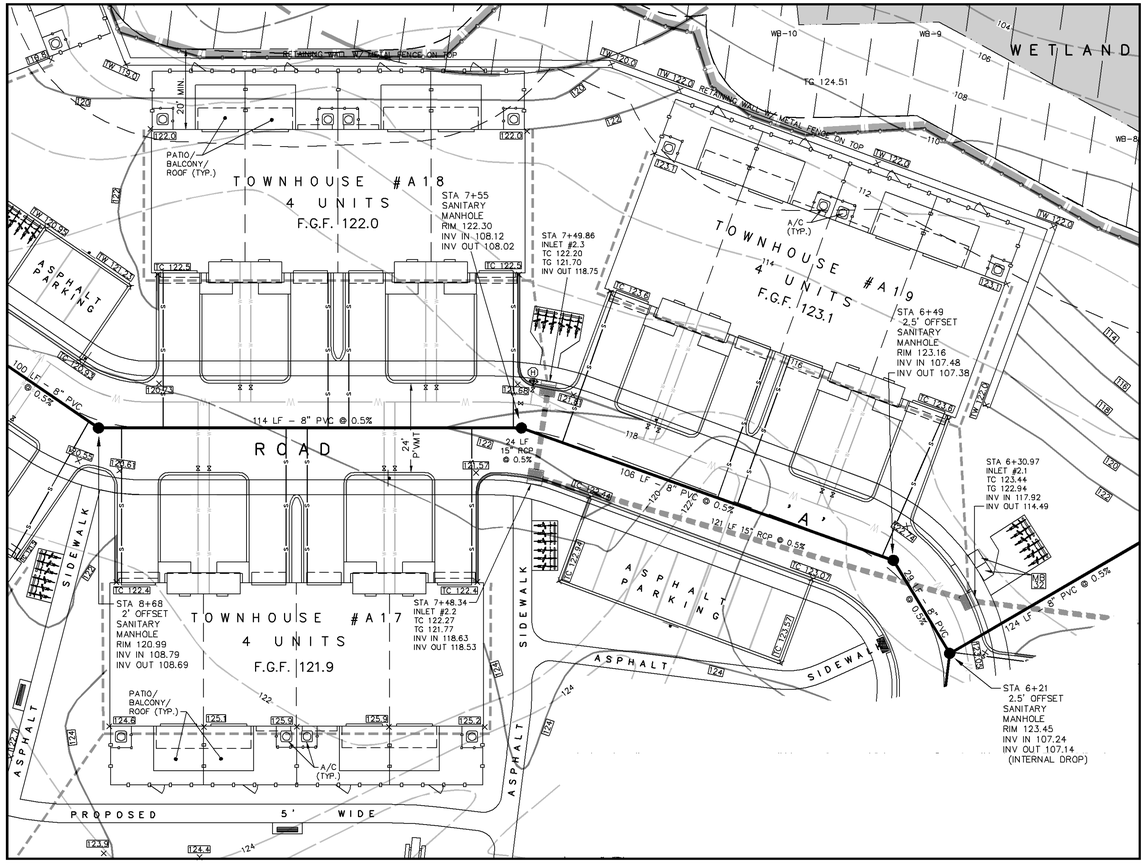
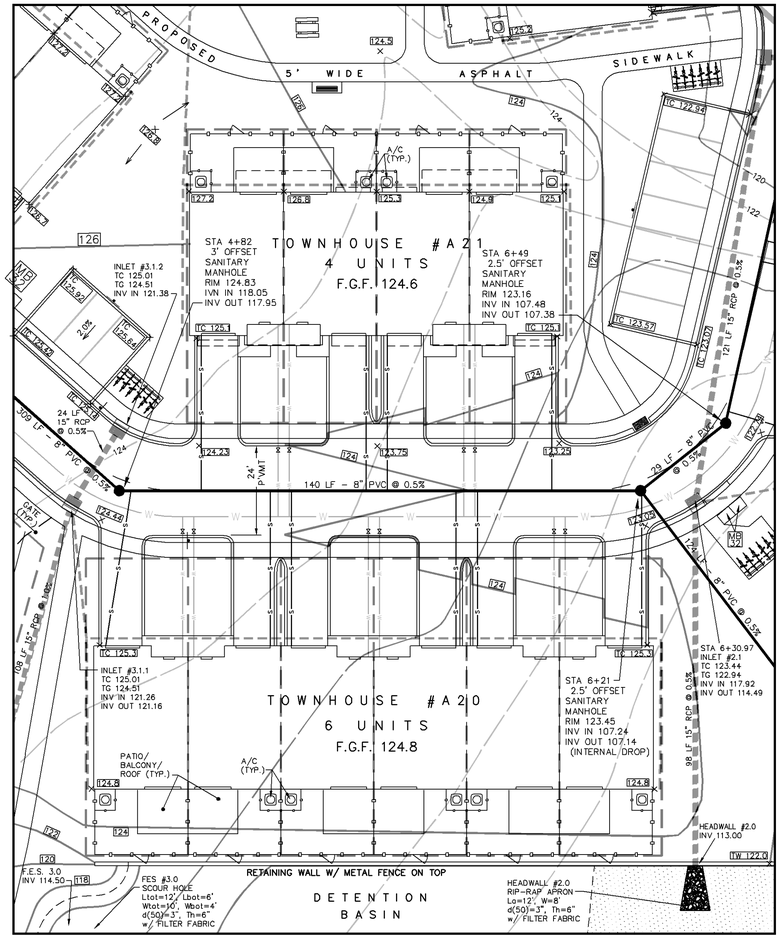
1" = 20'

SHEET NUMBER: 06.3





-LEGEND-

==========	EXISTING SANITARY SEWER	○	EXISTING MANHOLE
—w—w—	EXISTING WATER LINE	◕ WV	EXISTING WATER VALVE
—g—g—	EXISTING GAS LINE	⊗ GV	EXISTING GAS VALVE
—//—	EXISTING UTILITY LINE	○ C/O	CLEAN-OUT
	EXISTING BUILDING	∅	EXISTING UTILITY POLE
100 100	EXISTING CONTOUR LINE	× 100.00	EXISTING SPOT ELEVATION
120	PROPOSED CONTOUR LINE	× 100.00	PROPOSED SPOT ELEVATION
→	DRAINAGE FLOW DIRECTION	A/C	AIR CONDITION UNIT
MB 12	MAILBOX (32 UNITS)		PICNIC TABLE (HANDICAP)
			PICNIC TABLE

0' 10' 20' 40' 60'
GRAPHIC SCALE
1" = 20'

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Building Utility Plans

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE: April 14, 2020
SCALE: 1" = 30'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

AUTH.	DATE	REVISIONS
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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 06.4

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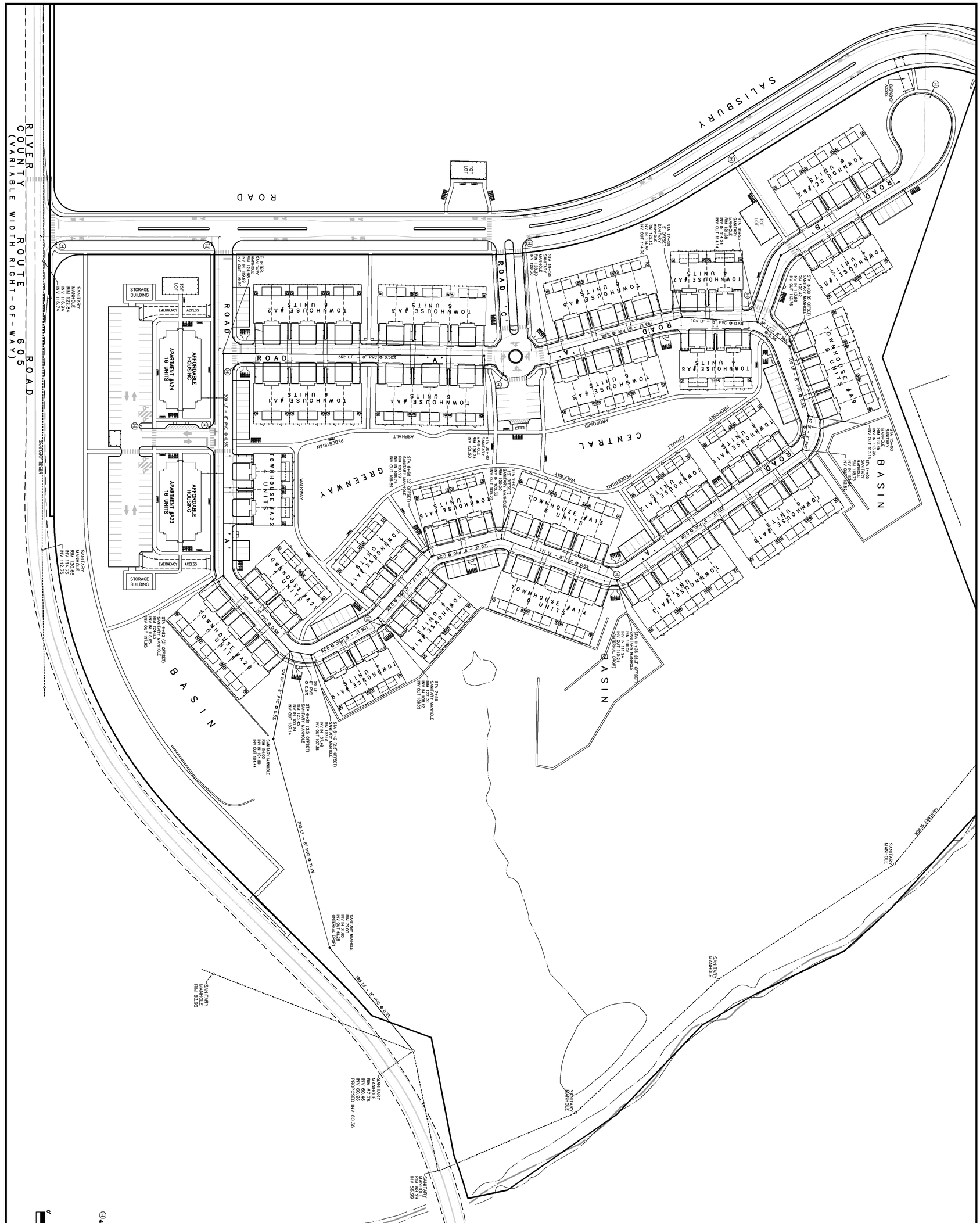
RIVER ROAD
COUNTY ROUTE 605
(VARIABLE WIDTH RIGHT-OF-WAY)
SALISBURY ROAD
ROAD 'A'
ROAD 'B'
ROAD 'C'
CENTRAL GREENWAY
TOWNHOUSE #A1 6 UNITS
TOWNHOUSE #A2 6 UNITS
TOWNHOUSE #A3 6 UNITS
TOWNHOUSE #A4 6 UNITS
TOWNHOUSE #A5 6 UNITS
TOWNHOUSE #A6 6 UNITS
TOWNHOUSE #A7 6 UNITS
TOWNHOUSE #A8 6 UNITS
TOWNHOUSE #A9 6 UNITS
TOWNHOUSE #A10 6 UNITS
TOWNHOUSE #A11 6 UNITS
TOWNHOUSE #A12 6 UNITS
TOWNHOUSE #A13 6 UNITS
TOWNHOUSE #A14 6 UNITS
TOWNHOUSE #A15 6 UNITS
TOWNHOUSE #A16 6 UNITS
TOWNHOUSE #A17 6 UNITS
TOWNHOUSE #A18 6 UNITS
TOWNHOUSE #A19 6 UNITS
TOWNHOUSE #A20 6 UNITS
TOWNHOUSE #A21 6 UNITS
TOWNHOUSE #A22 6 UNITS
APARTMENT #24 16 UNITS
APARTMENT #23 16 UNITS
AFFORDABLE HOUSING
STORAGE BUILDING
EMERGENCY ACCESS
TOT LOT
BASIN
SANITARY MANHOLE
S. INTER. SANITARY MANHOLE
SANITARY SEWER
382 LF - 8" PVC @ 0.50%
309 LF - 8" PVC @ 0.5%
104 LF - 8" PVC @ 0.5%
192 LF - 8" PVC @ 2.5%
171 LF - 8" PVC @ 0.5%
100 LF - 8" PVC @ 0.5%
115 LF - 8" PVC @ 0.5%
360 LF - 8" PVC @ 11.1%
390 LF - 8" PVC @ 0.5%
PROPOSED
ASPHALT
WALKWAY
PEDESTRIAN
STA 0+00 (SANITARY MANHOLE)
STA 1+50 (SANITARY MANHOLE)
STA 3+00 (SANITARY MANHOLE)
STA 4+49 (2' OFFSET)
STA 5+00 (SANITARY MANHOLE)
STA 6+00 (SANITARY MANHOLE)
STA 7+00 (SANITARY MANHOLE)
STA 7+55 (SANITARY MANHOLE)
STA 8+00 (SANITARY MANHOLE)
STA 8+44 (15.5' OFFSET)
STA 8+87 (2' OFFSET)
STA 9+00 (SANITARY MANHOLE)
STA 10+00 (SANITARY MANHOLE)
STA 10+50 (SANITARY MANHOLE)
STA 11+00 (SANITARY MANHOLE)
STA 11+50 (SANITARY MANHOLE)
STA 12+00 (SANITARY MANHOLE)
STA 12+50 (SANITARY MANHOLE)
STA 13+00 (SANITARY MANHOLE)
STA 13+50 (SANITARY MANHOLE)
STA 14+00 (SANITARY MANHOLE)
STA 14+50 (SANITARY MANHOLE)
STA 15+00 (SANITARY MANHOLE)
STA 15+50 (SANITARY MANHOLE)
STA 16+00 (SANITARY MANHOLE)
STA 16+53 (SANITARY MANHOLE)
STA 17+00 (SANITARY MANHOLE)
STA 17+58 (SANITARY MANHOLE)
STA 18+00 (SANITARY MANHOLE)
STA 18+50 (SANITARY MANHOLE)
STA 19+00 (2' OFFSET)
STA 19+00 (SANITARY MANHOLE)
STA 19+50 (SANITARY MANHOLE)
STA 20+00 (SANITARY MANHOLE)
STA 20+41 (SANITARY MANHOLE)
STA 20+74 (SANITARY MANHOLE)
STA 21+00 (SANITARY MANHOLE)
STA 21+50 (SANITARY MANHOLE)
STA 22+00 (SANITARY MANHOLE)
STA 22+50 (SANITARY MANHOLE)
STA 23+00 (SANITARY MANHOLE)
STA 23+50 (SANITARY MANHOLE)
STA 24+00 (SANITARY MANHOLE)
STA 24+50 (SANITARY MANHOLE)
STA 25+00 (SANITARY MANHOLE)
STA 25+50 (SANITARY MANHOLE)
STA

Landscape Plan

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

BLOCK 37003 LOT 6

SALISBURY ROAD

EXISTING SIDEWALK

STOP SIGN

ST. SIGN

GARFIELD WAY

MAP NO. 3306

BLOCK 37004 LOT 6.87

0.470 AC.

BLOCK 37003 LOT 7

100' MONTGOMERY STREAM CORRIDOR

150' BUFFER (SEE COMPENSATION BUFF-LINE)

WA-51

PROPOSED ROAD A

PROPOSED ROAD B

PROPOSED ASPHALT PEDESTRIAN WALKWAY

PROPOSED SIDEWALK

TOWNHOUSE #A7 4 UNITS

TOWNHOUSE #A8 4 UNITS

TOWNHOUSE #A9 6 UNITS

TOWNHOUSE #A10 6 UNITS

TOWNHOUSE #A11 4 UNITS

TOWNHOUSE #A12 4 UNITS

TOWNHOUSE #A13 6 UNITS

TOWNHOUSE #B1 4 UNITS

TOWNHOUSE #B2 6 UNITS

TOT LOT T3

DETENTION BASIN

RETAINING WALL

COMPENSATION BUFFER

BUFFER LINE

WC-1 WETLAND

MATCH LINE A-A

SEE SHEET #07.03 FOR EXISTING TREE IDENTIFICATION CHART

TREE TO BE REMOVED

PROPOSED CONSERVATION EASEMENT

-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	EXISTING UTILITY POLE
EXISTING CONTOUR LINE	EXISTING SPOT ELEVATION
PROPOSED CONTOUR LINE	PROPOSED SPOT ELEVATION
DRAINAGE FLOW DIRECTION	AIR CONDITION UNIT
MAILBOX (32 UNITS)	PICNIC TABLE (HANDICAP)
	PICNIC TABLE

GRAPHIC SCALE 1" = 30'

REVISIONS	AUTH.	DATE
PER DRC	D.J.S.	09/10/20
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SHEET NUMBER: 07.0

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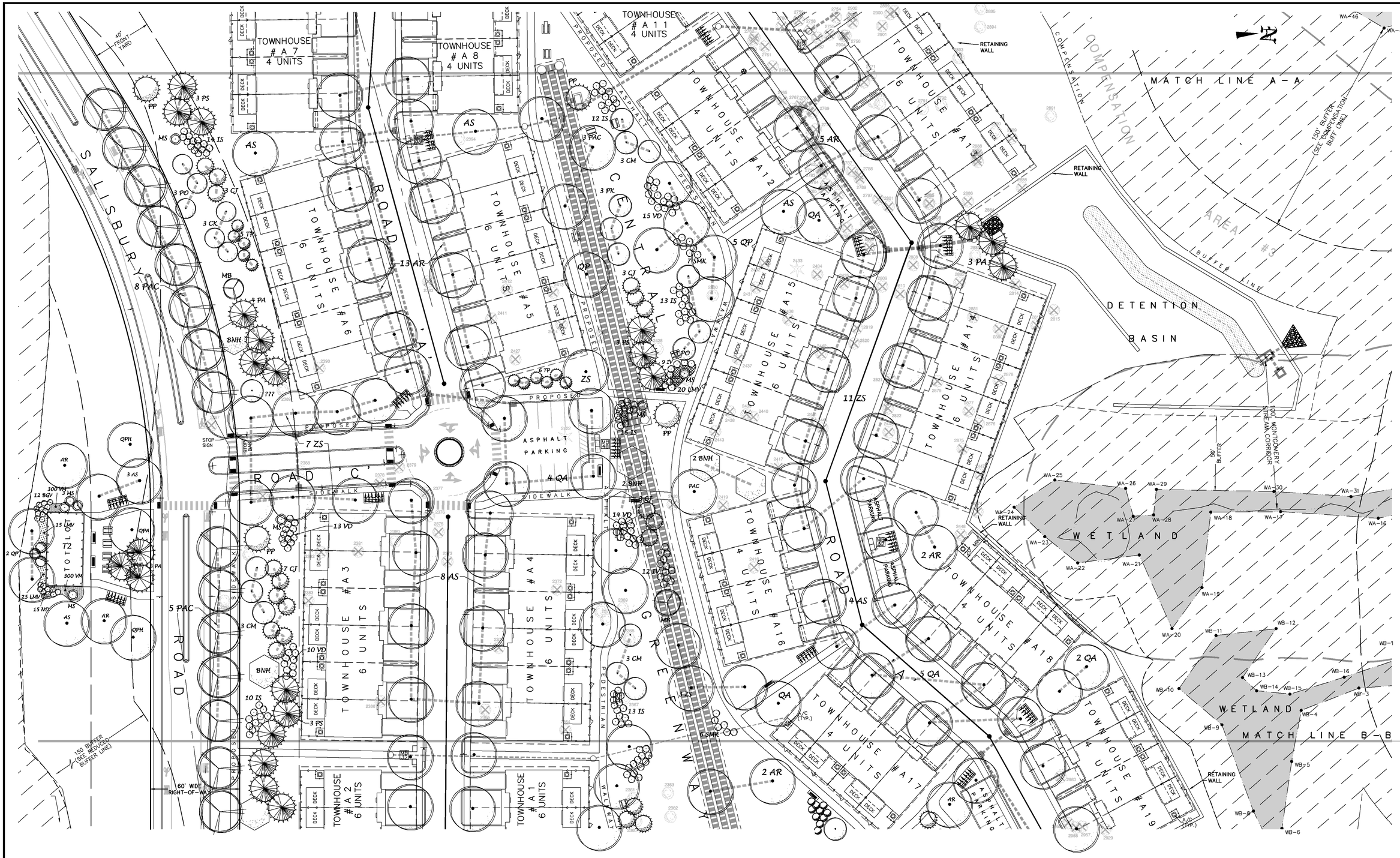

SEE SHEET #07.03 FOR EXISTING TREE IDENTIFICATION CHART

TREE TO BE REMOVED

PROPOSED CONSERVATION EASEMENT

-LEGEND-

EXISTING SANITARY SEWER	EXISTING MANHOLE
EXISTING WATER LINE	EXISTING WATER VALVE
EXISTING GAS LINE	EXISTING GAS VALVE
EXISTING UTILITY LINE	CLEAN-OUT
EXISTING BUILDING	EXISTING UTILITY POLE
EXISTING CONTOUR LINE	EXISTING SPOT ELEVATION
PROPOSED CONTOUR LINE	PROPOSED SPOT ELEVATION
DRAINAGE FLOW DIRECTION	AIR CONDITION UNIT
MAILBOX (32 UNITS)	PICNIC TABLE (HANDICAP)
	PICNIC TABLE

GRAPHIC SCALE 1" = 30'

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Landscapeing Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
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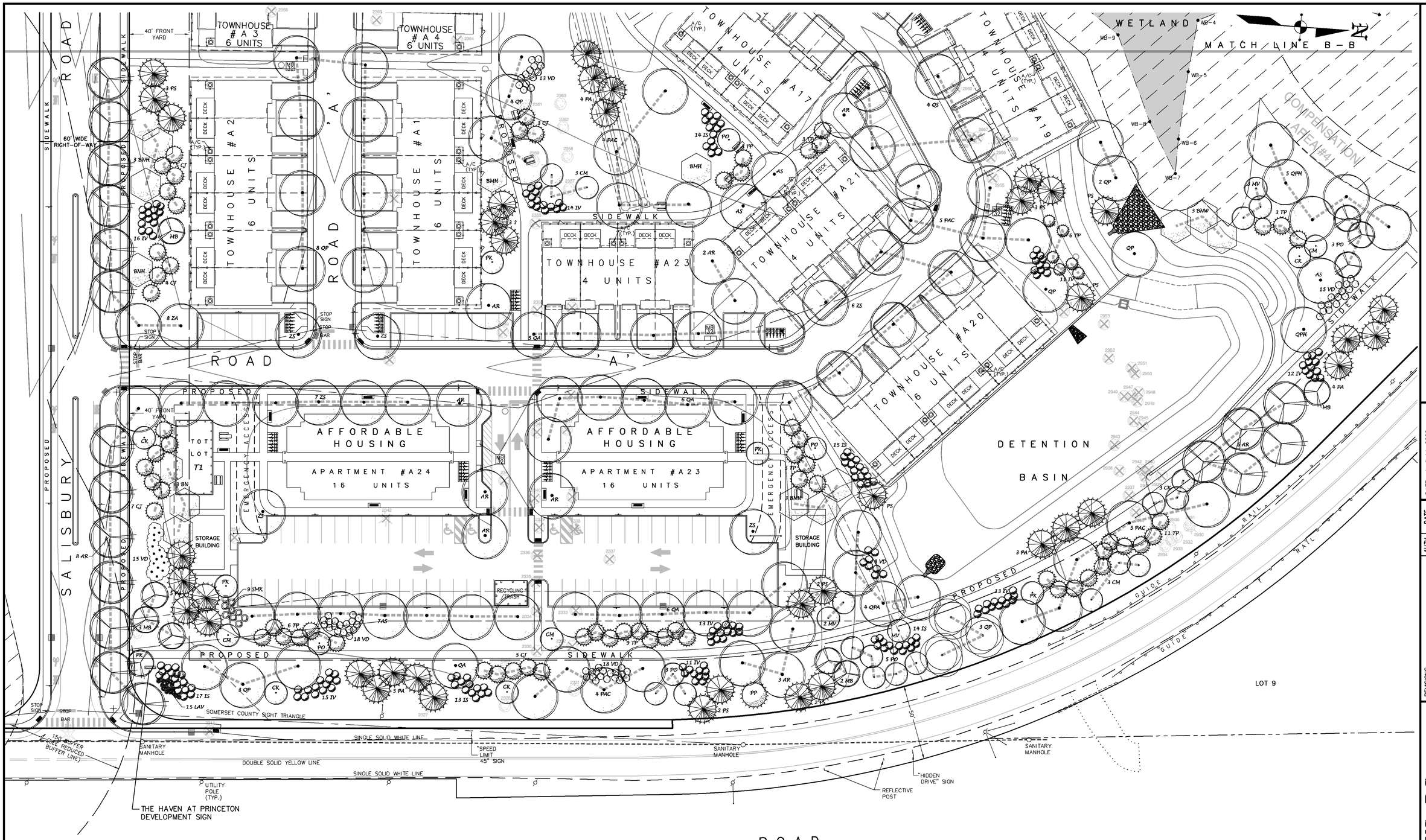

SEE SHEET #07.03 FOR EXISTING TREE IDENTIFICATION CHART

TREE TO BE REMOVED

PROPOSED CONSERVATION EASEMENT

-LEGEND-

EXISTING SANITARY SEWER		EXISTING MANHOLE	
EXISTING WATER LINE	W	EXISTING WATER VALVE	WV
EXISTING GAS LINE	G	EXISTING GAS VALVE	GV
EXISTING UTILITY LINE	//	CLEAN-OUT	C/O
EXISTING BUILDING		EXISTING UTILITY POLE	
EXISTING CONTOUR LINE	100	EXISTING SPOT ELEVATION	100.00
PROPOSED CONTOUR LINE	120	PROPOSED SPOT ELEVATION	100.00
DRAINAGE FLOW DIRECTION		AIR CONDITION UNIT	A/C
MAILBOX (32 UNITS)	MB 32	PICNIC TABLE (HANDICAP)	
		PICNIC TABLE	

GRAPHIC SCALE 1" = 30'

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REDUCED BUFFER LINE

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 07.2

LANDSCAPING SCHEDULE (TREES, SHRUBS, PLANTINGS)

PLAN SYSMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
	SHADE TREES (DECIDUOUS)				
AR	OCTOBER GLORY RED MAPLE	ACER RUBRUM OCTOBER GLORY	2"–2½" CAL.,B&B	AS SHOWN	70
AS	BONFIRE SUGAR MAPLE	ACER SACCHARUM BONFIRE	2"–2½" CAL.,B&B	AS SHOWN	32
PAC	LONDON PLANE TREE	PLATANUS ACERIFOLIA	2"–2½" CAL.,B&B	AS SHOWN	44
QA	SAWTOOTH OAK	QUERCUS X ACUTISSIMA	2"–2½" CAL.,B&B	AS SHOWN	59
QP	PIN OAK	QUERCUS PALUSTRIS	2"–2½" CAL.,B&B	35' O.C.	26
QPH	WILLOW OAK	QUERCUS PHELLOS	2"–2½" CAL.,B&B	AS SHOWN	23
ZS	JAPANESE ZELKOVA	ZELKOVA SERRATTA GREEN VASE	2"–2½" CAL.,B&B	AS SHOWN	68
FT	TRICOLOR BEECH	FAGUS SYLVATICA PURPUREA TRICOLOR	2"–2½" CAL.,B&B	AS SHOWN	1
					323
	ORNAMENTAL TREE				
BNH	HERITAGE RIVER BIRCH	BETULA NIGRA HERITAGE	6'–7' HT., B&B OR CAN	18' O.C.	26
CK	JUNE FLOWER DOGWOOD	CORNUS KOUSA	6'–7' HT., B&B OR CAN	18' O.C.	22
CK	CORNELIAN CHERRY DOGWOOD	CORNUS MAS	6'–7' HT., B&B OR CAN	18' O.C.	10
MB	WHITE CABAPPLE	MALUS BACCATA	6'–7' HT., B&B OR CAN	18' O.C.	12
MV	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	6'–7' HT., B&B OR CAN	18' O.C.	13
PK	KWANZAN JAPANESE CHERRY	PRUNUS SERRULATA KWANZAN	6'–7' HT., B&B OR CAN	18' O.C.	11
PO	OKAMI CHERRY	PRUNUS X OKAMI	6'–7' HT., B&B OR CAN	18' O.C.	25
					119
	SHRUBS AND PLANTINGS				
BGV	GREEN VELVET BOXWOOD	BUXUS GREEN VELVET	18"–21" SP. CAN	3' O.C.	40
IS	SHAMROCK INKBERRY	ILEX GLABRA COMPACTA	18"–21" SP. CAN	3' O.C.	196
IV	WINTER RED WINTERBERRY HOLLY	ILEX VERTICILLATA	18"–21" SP. CAN	3' O.C.	166
KF	KARL FOERSTER FEATHER REED	CALAMAGROSTIS x ACUTIFLORA KARL FOERSTER	2 GAL./CAN	3' O.C.	63
LAV	LAVENDER	LAVANDULA ANGUSTIFOLIA	2 GAL./CAN	3' O.C.	57
LMV	VARIEGATED LILYTURF	LIRIOPE MUSCARI 'VARIEGATA'	1 GAL./CAN	3' O.C.	235
MS	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL./CAN	3' O.C.	14
ND	FLIRT OR FIRE POWER BAMBOO	NANDINA DOMESTICA	2 GAL./CAN	3' O.C.	32
SMK	MISS KIM LILAC	SYRINGA PUBESCENS SUBSP. PATULA	3 GAL./CAN	3' O.C.	36
VD	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	2 GAL./CAN	3' O.C.	176
VM	PERIWINKLE	VINCA MINOR	1 GAL./CAN	3' O.C.	1,500
	CONIFEROUS TREES (EVERGREENS)				
PS	WHITE PINE	PINUS STROBUS	5'–6' HT., B&B	10' O.C.	48
PA	NORWAY SPRUCE	PICEA ABIES EXCELSA	4'–5' HT., B&B	12' O.C.	43
TP	GREEN GIANT ARBORVITAE	THUJA STANDISHII x PLICATA	5'–6' HT., B&B	10' O.C.	68
PP	BLUE SPRUCE	PICEA PUNGENS GLAUCA	5'–6' HT., B&B	10' O.C.	7
CJ	JAPANESE CEDAR	CRYPTOMERIA JAPONICA YOSHINO	5'–6' HT., B&B	10' O.C.	59
					225 x ½ = 122 DECIDEOUS TREES EQUIVALENT

STRIKE LINE DELINEATES TREE TO BE REMOVED (TYP.)

– TREE LEGEND –

ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.	ID #	DESCRIPTION	CAL.
2311	MAPLE	30	2371	DOGWOOD	8	2422	CEDAR	34	2517	MAPLE	12	2569	MAPLE	16	2625	CEDAR	8	2676	CEDAR	8	2736	MAPLE	10
2311	CEDAR	24	2372	DOGWOOD	10	2423	DEAD	20	2518	MAPLE	8	2570	OAK	20	2626	MAPLE	8	2677	OAK (MT)	22	2737	OAK	10
2314	MAPLE	36	2373	CHERRY	10	2428	SYCAMORE	18	2571	CEDAR	20	2627	MAPLE	10	2627	MAPLE	10	2678	MAPLE (MT)	14	2738	MAPLE (MT)	14
2327	SPRUCE (MT)	26	2374	OAK	38	2429	IRON WOOD	36	2520	MAPLE	20	2572	OAK	34	2628	IRON WOOD	8	2679	OAK	16	2739	MAPLE	16
2328	SPRUCE	26	2375	DOGWOOD	12	2430	MAPLE	28	2521	MAPLE	10	2573	OAK	20	2629	OAK	8	2680	IRON WOOD	8	2740	MAPLE	16
2329	SPRUCE	26	2376	HOLLY (MT)	14	2431	OAK (MT)	28	2522	MAPLE	24	2574	OAK	12	2632	OAK	10	2681	OAK	28	2741	MAPLE	20
2330	OAK	24	2377	CATALPA	12	2432	OAK	18	2523	OAK	14	2575	OAK	12	2633	MAPLE	20	2687	OAK	18	2742	OAK	10
2331	OAK	30	2378	OAK	26	2433	CEDAR (MT)	16	2525	MAPLE (MT)	14	2581	MAPLE (MT)	14	2634	OAK	16	2688	MAPLE	10	2743	OAK	10
2332	MAPLE	20	2379	SPRUCE	16	2434	OAK	18	2526	OAK	10	2583	OAK	12	2635	MAPLE	10	2689	MAPLE	10	2744	OAK (MT)	20
2333	OAK	20	2380	MAPLE	26	2435	OAK	16	2527	MAPLE	8	2584	OAK	10	2636	OAK	20	2690	IRON WOOD	10	2745	MAPLE	8
2334	OAK	24	2381	HOLLY	14	2436	MAPLE	24	2528	OAK	10	2585	MAPLE	10	2638	MAPLE	10	2691	OAK	12	2746	OAK	18
2335	OAK	32	2382	MAPLE	44	2437	IRON WOOD (MT)	20	2529	MAPLE	10	2586	OAK	8	2639	OAK	20	2692	OAK	14	2747	OAK (MT)	24
2336	OAK	18	2383	DEAD	34	2438	IRON WOOD	30	2533	MAPLE	22	2588	IRON WOOD	8	2640	OAK	10	2693	OAK	10	2748	OAK	18
2337	SPRUCE	20	2384	OAK	34	2439	CRAB APPLE	16	2534	MAPLE	20	2589	IRON WOOD	8	2641	OAK	18	2694	OAK (MT)	22	2750	OAK	22
2338	MAPLE	20	2385	OAK	40	2440	IRON WOOD	32	2535	MAPLE	28	2590	OAK	10	2643	MAPLE	8	2695	OAK	10	2751	MAPLE	22
2339	OAK	22	2386	OAK	16	2441	OAK	26	2536	OAK	12	2591	OAK	18	2644	OAK	20	2696	MAPLE	24	2754	MAPLE	10
2340	OAK	32	2387	OAK (MT)	24	2442	OAK	20	2537	OAK	16	2592	OAK	22	2645	OAK	22	2697	IRON WOOD	8	2755	DEAD	20
2341	SPRUCE	24	2388	TULIP (MT)	24	2443	SYCAMORE	28	2538	OAK	12	2593	OAK	16	2646	OAK	26	2698	MAPLE	10	2756	OAK	12
2342	CEDAR	26	2389	SYCAMORE	32	2444	IRON WOOD	30	2539	MAPLE	8	2594	OAK	12	2647	OAK	30	2699	IRON WOOD	8	2757	MAPLE	24
2343	SYCAMORE	28	2390	SYCAMORE	32	2445	IRON WOOD	24	2540	DEAD	10	2595	OAK	12	2648	MAPLE	24	2700	MAPLE	12	2758	OAK	18
2344	SYCAMORE	18	2391	MAPLE	26	2447	APP	8	2541	MAPLE	8	2596	MAPLE	8	2649	MAPLE	8	2701	MAPLE	10	2759	OAK	20
2345	OAK	18	2392	MAGNOLIA (MT)	18	2448	OAK	40	2542	MAPLE	10	2597	OAK	12	2650	OAK	12	2702	MAPLE	10	2760	MAPLE	12
2346	OAK	20	2393	SYCAMORE	36	2449	OAK	8	2543	OAK	12	2598	CEDAR	8	2651	MAPLE	18	2703	MAPLE	8	2761	MAPLE (MT)	14
2347	OAK	20	2394	MAPLE (MT)	32	2450	OAK	8	2544	MAPLE	8	2599	MAPLE	18	2652	MAPLE	10	2710	IRON WOOD	10	2762	OAK	14
2348	OAK	16	2395	CEDAR	26	2451	MAPLE	8	2545	MAPLE	8	2600	OAK	22	2653	OAK	12	2711	MAPLE	8	2763	OAK	16
2349	SPRUCE	22	2396	DOGWOOD	24	2452	OAK	12	2546	MAPLE	8	2601	MAPLE	8	2654	OAK	14	2713	MAPLE	8	2764	DEAD	8
2350	OAK	30	2397	MAPLE	24	2453	OAK (MT)	16	2547	MAPLE	8	2602	MAPLE	8	2655	MAPLE	10	2714	OAK	24	2765	OAK	16
2351	OAK	24	2398	CEDAR	22	2454	OAK	10	2548	MAPLE	24	2603	MAPLE	16	2656	MAPLE	26	2715	OAK	10	2766	OAK	30
2352	CATALPA	38	2399	CEDAR	28	2455	OAK	24	2549	MAPLE	16	2604	MAPLE	10	2657	MAPLE	20	2716	MAPLE	10	2767	MAPLE	10
2353	CEDAR	20	2400	CEDAR (MT)	18	2456	MAPLE	8	2550	OAK	8	2605	OAK	38	2658	OAK (MT)	20	2717	OAK (MT)	14	2768	MAPLE	14
2354	SPRUCE	26	2405	DOGWOOD	12	2457	OAK	10	2551	OAK	30	2606	OAK	12	2659	MAPLE	18	2718	MAPLE	18	2769	OAK	20
2355	CATALPA	34	2406	DOGWOOD	16	2458	MAPLE (MT)	10	2552	OAK	8	2607	MAPLE	18	2660	DEAD	20	2719	MAPLE	26	2770	MAPLE	12
2356	CATALPA	24	2407	DOGWOOD	14	2459	MAPLE	10	2553	OAK	8	2608	OAK	14	2661	OAK	22	2720	DOGWOOD	8	2771	OAK	16
2357	OAK	24	2408	DOGWOOD	18	2460	MAPLE	8	2554	MAPLE	8	2609	MAPLE	20	2662	OAK	20	2721	MAPLE	8	2772	MAPLE	16
2358	OAK	24	2409	DOGWOOD	26	2461	OAK	10	2555	MAPLE	8	2610	OAK	30	2663	MAPLE	18	2722	MAPLE (MT)	14	2773	OAK	16
2359	CATALPA	26	2410	DOGWOOD	20	2462	OAK	12	2556	MAPLE	10	2611	OAK	10	2664	DOGWOOD	16	2723	DEAD	16	2774	OAK	12
2360	CATALPA	22	2411	SYCAMORE	26	2463	OAK	8	2557	OAK	14	2612	OAK	14	2665	MAPLE	24	2724	OAK	10	2775	MAPLE	16
2361	CATALPA	20	2412	OAK	28	2464	OAK	8	2558	OAK	12	2613	OAK	12	2666	MAPLE	16	2725	OAK	14	2776	OAK	16
2362	CATALPA	30	2413	OAK	32	2465	OAK	8	2559	OAK	14	2614	OAK	20	2667	MAPLE (MT)	38	2726	OAK	18	2777	OAK	18
2363	CATALPA	20	2414	MAPLE	34	2466	MAPLE	8	2560	OAK	14	2615	OAK	22	2668	MAPLE	8	2727	MAPLE	8	2781	OAK	18
2364	HOLLY	16	2415	SYCAMORE	22	2510	MAPLE	10	2561	MAPLE	10	2616	OAK	12	2669	MAPLE	8	2728	MAPLE	24	2782	MAPLE	14
2365	SYCAMORE	36	2416	PINE	14	2511	MAPLE	8	2562	MAPLE	8	2617	OAK	32	2670	DEAD (MT)	8	2729	MAPLE	16	2783	CHERRY	16
2366	SPRUCE	28	2417	PINE	24	2512	OAK	24	2563	MAPLE	8	2618	OAK	10	2671	OAK	16	2730	MAPLE	8	2784	OAK	16
2367	CHERRY	8	2418	SYCAMORE	32	2513	PINE	10	2564	OAK	8	2621	MAPLE	20	2672	OAK	18	2731	MAPLE	12	2785	OAK	16
2368	CATALPA	38	2419	CATALPA	28	2514	OAK	8	2565	OAK	8	2622	OAK	22	2673	MAPLE	24	2732	MAPLE	12	2786	OAK	18
2369	DOGWOOD	12	2420	SYCAMORE	40	2515	OAK	12	2566	IRON WOOD	8	2623	MAPLE	24	2674	MAPLE	18	2733	MAPLE	8	2787	OAK	20
2370	DOGWOOD	10	2421	CEDAR (MT)	18	2516	MAPLE	18	2567	DEAD (MT)	8	2624	MAPLE	24	2675	MAPLE	12	2734	MAPLE	10	2788	MAPLE	18
TREE REMOVE PER COLUMN		TREES TO BE REMOVE: 27			TREES TO BE REMOVE: 36			TREES TO BE REMOVE: 18			TREES TO BE REMOVE: 28			TREES TO BE REMOVE: 22			TREES TO BE REMOVE: 47			TREES TO BE REMOVE: 47			TREES TO BE REMOVE: 44

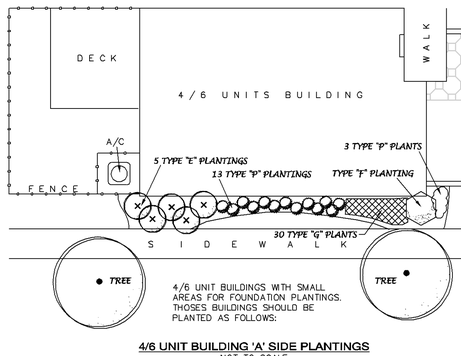
2889	ASH	24	2938
2890	MAPLE	20	2939
2891	ASH	18	2940
2893	MAPLE	12	2941
2894	SUMAC	18	2942
2895	POPLAR	20	2943
2896	MAPLE	12	2944
2897	OAK	18	2945
2898	MAPLE	10	2946
2899	MAPLE	8	2947
2900	ASH	24	2948
2901	MAPLE (MT)	8	2949
2902	OAK	22	2950
2903	MAPLE (MT)	14	2951
2904	MAPLE	12	2952
2905	MAPLE	10	2953
2906	MAPLE	24	2954
2907	MAPLE	18	2955
2908	MAPLE	16	2956
2909	MAPLE	14	2957
2910	MAPLE	12	2958
2911	MAPLE	22	2959
2912	MAPLE	8	2960
2913	MAPLE	12	
2914	HICKORY	18	
2915	MAPLE	8	
2916	MAPLE	10	
2917	ASH	20	
2918	ASH	16	
2919	MAPLE	20	
2920	MAPLE	16	
2921	CHERRY	18	
2922	MAPLE	12	
2923	ASH	16	
2924	MAPLE (MT)	8	
2925	CHERRY	10	
2926	MAPLE	16	
2927	OAK	48	
2929	ASH	18	
2930	CEDAR	8	
2931	MAPLE	16	
2932	ASH	12	
2933	ASH	12	
2934	CHERRY	10	
2935	ASH	10	
2936	MAPLE	12	
2937	MAPLE	20	
2938	MAPLE	18	
TREES TO BE REMOVE: 35			
TOTAL TREES TO BE REMOVED ON SITE: 355*			

TREES TO BE REMOVE: 23

*SEE LANDSCAPE SHEETS #14–16 FOR TREE LOCATIONS

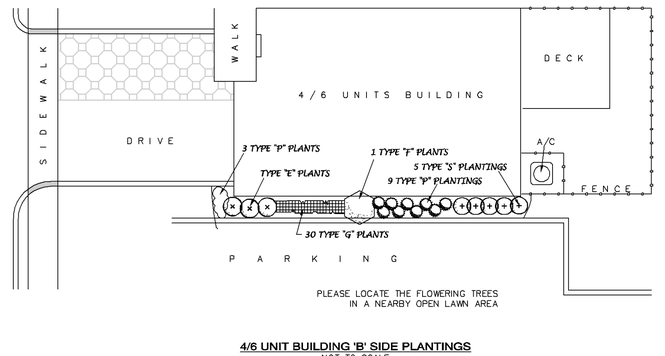
LANDSCAPING SCHEDULE (PLANTS, SHRUBS, & FLOWERS)

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
TYPE "G" PLANTS				
VARIEGATED LILYTURF	LIRIOPE MUSCARI 'VARIEGATA'	1 GAL./CAN	3' O.C.	240
BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS BLUE RUG	1 GAL./CAN	3' O.C.	240
JAPANESE SPURGE	PACHYSANDRA TERMINALIS	1 GAL./CAN	3' O.C.	240
CHRISTMAS FERN	POLYSTICHUM ACROSTICHOIDES	1 GAL./CAN	3' O.C.	240
PERIWINKLE	VINCA MINOR	1 GAL./CAN	3' O.C.	240
TYPE "S" PLANTS				
GLOSSY ABELIA	ABELIA x GRANDIFLORA	2 GAL./CAN	3' O.C.	15
ARNOLD'S FORSYTHIA	FORSYTHIA 'ARNOLD DWARF'	2 GAL./CAN	3' O.C.	15
HIDCOTE HYPERICUM	HYPERICUM 'HIDCOTE'	2 GAL./CAN	3' O.C.	15
FIRE POWER BAMBOO	NANDINA DOMESTICA FIRE POWER	2 GAL./CAN	3' O.C.	20
BUSH CINQUEFOIL	POTENTILLA FRUTICOSA GOLD FINGER	2 GAL./CAN	3' O.C.	20
ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	2 GAL./CAN	3' O.C.	20
DWARF SPIREA	SPIRAEA JAPONICA ALPINA	2 GAL./CAN	3' O.C.	15
TYPE "F" PLANTS				
'GREEN MOUNTAIN' UPRIGHT BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	3 GAL./CAN/B&B	3' O.C.	6
MOUNTAIN LAUREL	KALMIA LATIFOLIA	3 GAL./CAN/B&B	3' O.C.	5
ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	3 GAL./CAN	3' O.C.	6
MOUNTAIN FIRE ANDROMEDA	PIERIS JAPONICA 'MOUNTAIN FIRE'	3 GAL./CAN	3' O.C.	6
SKIP LAUREL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	3 GAL./CAN	3' O.C.	5
MISS KIM LILAC	SYRINGA PUBESCENS SUBSP. PATULA MISS KIM	3 GAL./CAN	3' O.C.	5
P.J.M. RHODODENDRON	RHODODENDRON 'P.J.M.'	3 GAL./CAN	3' O.C.	5
KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	3 GAL./CAN	3' O.C.	5
DOUBLEFILE VIBURNUM	VIBURNUM TOMENTOSUM	3 GAL./CAN	3' O.C.	5
TYPE "E" PLANTS				
GREEN VELVET BOXWOOD	BUXUS x GREEN VELVET	18"–21" SP./B&B or CAN	3' O.C.	21
WINTERGREEN BOXWOOD	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	18"–21" SP./CAN	3' O.C.	19
FLOWERING CAMELLIA	CAMELLIA SPECIOSA	18"–21" SP./CAN	3' O.C.	19
'BLUE MIST' SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	18"–21" SP./CAN	3' O.C.	19
PARSONS JUNIPER	JUNIPERUS SQUAMATA 'PARSONII'	18"–21" SP./CAN	3' O.C.	19
DROOPING LEUCOTHOE	LEUCOTHOE FONTANESIANA	18"–21" SP./CAN	3' O.C.	19
'GOSHIKI' FALSE HOLLY	OSMANTHUS HETEROPHYLLUS	18"–21" SP./CAN	3' O.C.	19
CHINESE FOUNTAINGRASS	PENNISETUM ALOPECUROIDES	3 GAL./CAN	3' O.C.	19
ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE	3 GAL./CAN	3' O.C.	19
OTTO LUYKEN' CHERRY LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	3 GAL./CAN	3' O.C.	19
TYPE "P" PLANTS				
YARROW	ACHILLEA MILLEFOLIUM 'PAPRIKA'	1 GAL./CAN	3' O.C.	74
DRUMSTICK ALLIUM	ALLIUM SPHAEROCEPHALON	1 GAL./CAN	3' O.C.	74
EVERGOLD SEDGE	CAREX HACHIJOENSIS 'EVERGOLD'	1 GAL./CAN	3' O.C.	74
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	1 GAL./CAN	3' O.C.	74
ORIENTAL HELLEBORE	HELLEBORUS ORIENTALIS	1 GAL./CAN	3' O.C.	74
IRIS SIBIRICA 'CAESAR'S BROTHER'	SIBERIAN PURPLE IRIS	1 GAL./CAN	3' O.C.	74
LAVENDER	LAVANDULA ANGUSTIFOLIA	1 GAL./CAN	3' O.C.	74
CATMINT	NEPETA CAT'S PAJAMAS'	1 GAL./CAN	3' O.C.	74
BLUE HILL SAGE	SALVIA X SYLVESTRIS	1 GAL./CAN	3' O.C.	74
BUILDING ORNIMENTAL TREE (4 UNIT)				
RIVER BIRCH	BETULA NIGRA HERITAGE	6'–7' HT., B&B or CAN	3' O.C.	13
JUNE FLOWER DOGWOOD	CORNUS KOUSA	5'–6' HT., B&B or CAN	3' O.C.	14
CORNELIAN CHERRY DOGWOOD	CORNUS MAS	5'–6' HT., B&B or CAN	3' O.C.	13
SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	5'–6' HT., B&B	3' O.C.	14
WHITE CABAPPLE	MALUS BACCATA	5'–6' HT., B&B	3' O.C.	14
KWANZAN JAPANESE CHERRY	PRUNUS SERRULATA KWANZAN	5'–6' HT., B&B	3' O.C.	14
OKAMI FLOWERING CHERRY	PRUNUS X OKAMI	5'–6' HT., B&B	3' O.C.	14



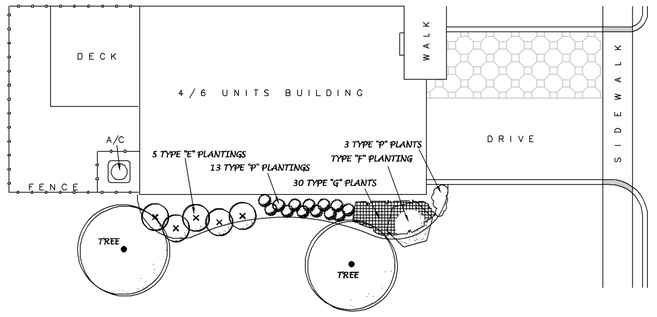
4/6 UNIT BUILDING 'A' SIDE PLANTINGS
NOT TO SCALE

4/6 UNIT BUILDING WITH SMALL AREAS FOR FOUNDATION PLANTINGS. THOSES BUILDINGS SHOULD BE PLANTED AS FOLLOWS:

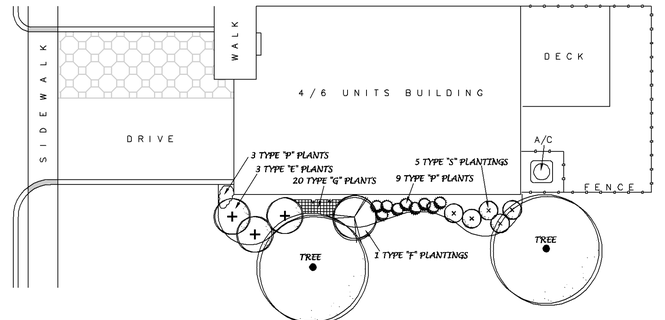


4/6 UNIT BUILDING 'B' SIDE PLANTINGS
NOT TO SCALE

PLEASE LOCATE THE FLOWERING TREES IN A NEARBY OPEN LAWN AREA



4/6 UNIT BUILDING 'A' SIDE PLANTINGS
NOT TO SCALE



4/6 UNIT BUILDING 'B' SIDE PLANTINGS
NOT TO SCALE

LANDSCAPE NOTES

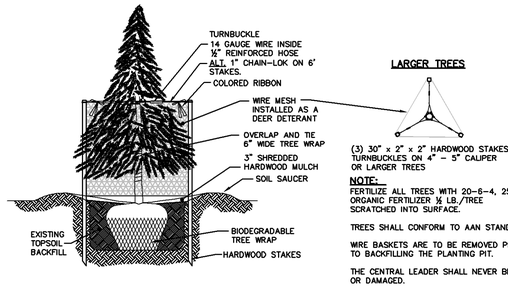
1. ALL PLANT MATERIAL SHALL BE TWICE TRANSPLANTED, NURSERY GROWN OF SPECIMEN QUALITY. THEY SHALL BE SYMMETRICAL GROWTH OR TYPICAL OF THE VARIETY AND SUPPLIED FROM SOURCES IN THE SAME HARDNESS ZONE AS THE DEVELOPMENT IS LOCATED AND FREE OF INSECT AND DISEASE PROBLEMS OR OBJECTIONABLE DISFIGUREMENTS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF PLANTING. ANY SUCH TREE THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP AND BE REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER.
3. PLANT MATERIAL SHALL NOT INTERFERE WITH UNDERGROUND UTILITIES OR STORM WATER MANAGEMENT FACILITIES.
4. ALL PLANT MATERIALS ARE TO BE MULCHED WITH 3 INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK.
5. PLANTS ARRANGED IN CONTINUOUS GROUPINGS SHALL BE SET IN MULCHED BEDS.
6. IN THE EVENT THAT PLANT QUALITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
7. A TEMPORARY FENCE, SUCH AS A SNOW FENCE, SHALL BE ERECTED AT THE PERIMETER OF THE DRIP LINE OF ALL EXISTING VEGETATION INDICATED TO REMAIN PRIOR TO ANY EXCAVATION, CONSTRUCTION OR SITE WORK. THIS FENCE MAY BE REMOVED ONLY AT THE TIME OF COMPLETION OF ALL CONSTRUCTION AND FINAL GRADING.
8. ANY RELOCATION OR SUBSTITUTION OF PLANT MATERIALS SHALL BE APPROVED IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT. PROVIDED HE/SHE REACHES AGREEMENT WITH THE TOWNSHIP.
9. PROPOSED TREES SHALL NOT BE PLANTED WITHIN EASEMENTS, DRIVEWAYS, SIGHT TRIANGLES, OR SEPTIC FIELDS. THEREFORE, THE TREE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE THE CONDITIONS LISTED ABOVE.
10. WOODED AREAS SHALL BE SELECTIVELY PRUNED TO REMOVE DEAD WOOD AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT, SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP.
11. DURING THE INSTALLATION OF THE SITE IMPROVEMENTS, ALL EXISTING TREES BEYOND THE LIMITS OF CLEARING SHALL BE RETAINED. IN DOING SO, THE EXISTING GRADE IN THE AREA UNDER THE CROWNS OF THE EXISTING TREES SHALL BE MAINTAINED.
12. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK (A.A.N. STANDARDS FOR SIZE AND QUALITY).
13. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER IN WRITING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EXISTING TREES IN CLOSE PROXIMITY TO LAND DISTURBANCES SHALL BE TREATED WITH DEEP ROOT FEEDING AND CORRECTIVE PRUNING.

TREE CALCULATION

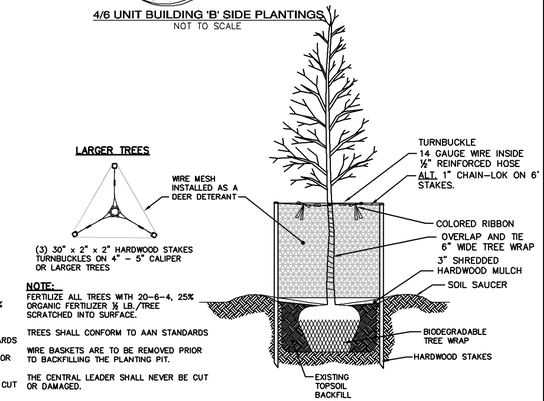
A DESIGN WAIVER REQUESTED FROM SECTION 16–5.6(d) – MINIMIZE THE AMOUNT OF TREES TO PLANT WAIVER FROM GROSS TRACT AREA TO AREA OF DISTURBANCE.

20 ACRES OF DISTURBANCE
20 ACRS X 14 TREES PER ACRE (ORDINANCE REQUIREMENT) = 280 TREES

PROPOSING 280 TREES + 284 STREET TREES



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE


LARGER TREES
WIRE MESH INSTALLED AS A DEER DETERANT
(3) 30" x 2" x 2" HARDWOOD STAKES TURNBUCKLES ON 4" – 5" CALIPER OR LARGER TREES
NOTE:
FERTILIZE ALL TREES WITH 20–6–4, 25% ORGANIC

Lighting Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

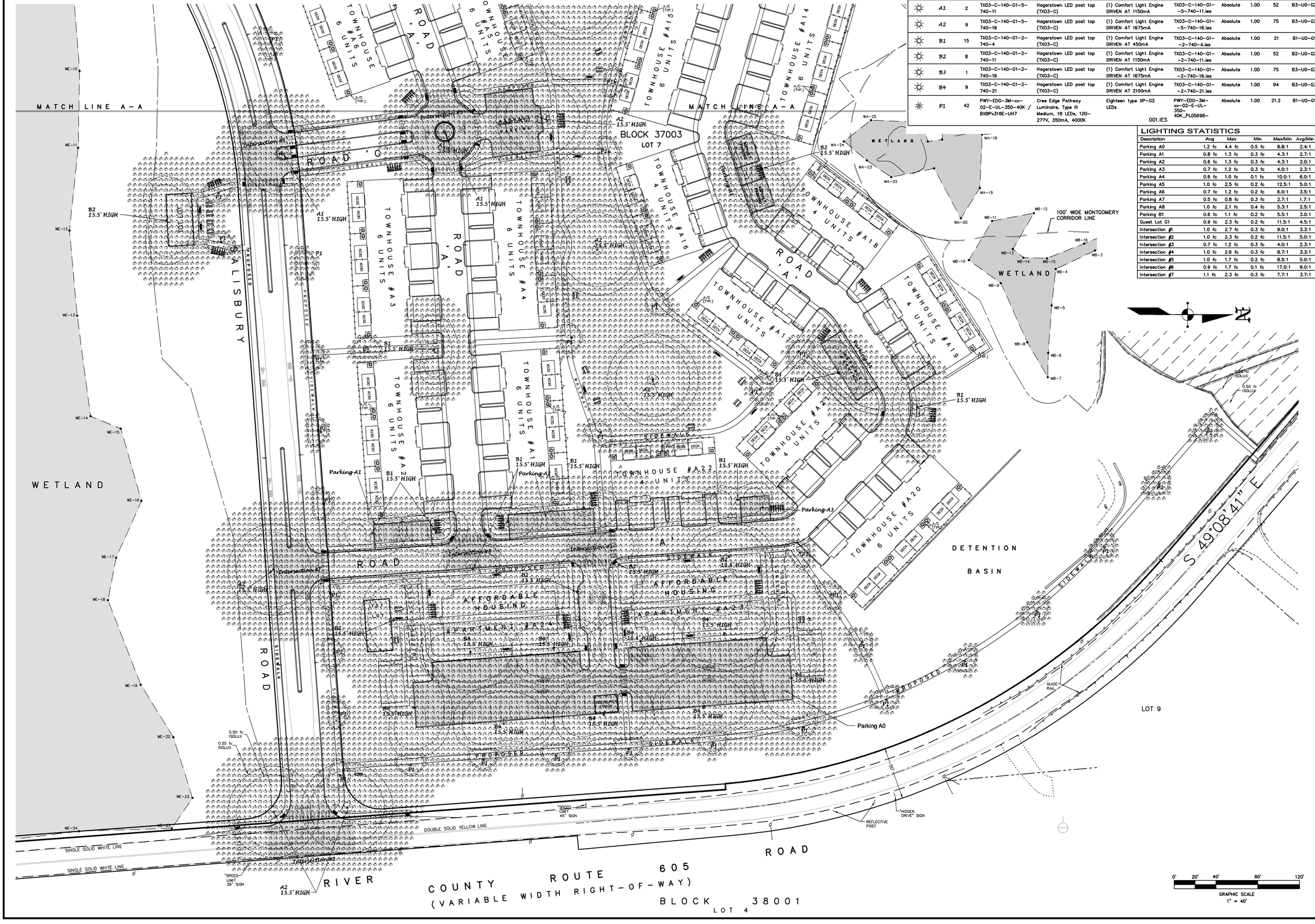
Somerset County ~ New Jersey

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Filename	Lumens	LLF	Watts	BUG Rating
	A1	2	TX03-C-140-G1-5-740-11	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1150mA	TX03-C-140-G1--5-740-11.ies	Absolute	1.00	52	B3-U0-G2
	A2	9	TX03-C-140-G1-5-740-16	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1675mA	TX03-C-140-G1--5-740-16.ies	Absolute	1.00	75	B3-U0-G2
	B1	15	TX03-C-140-G1-2-740-4	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 450mA	TX03-C-140-G1--2-740-4.ies	Absolute	1.00	21	B1-U0-G1
	B2	8	TX03-C-140-G1-2-740-11	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1150mA	TX03-C-140-G1--2-740-11.ies	Absolute	1.00	52	B2-U0-G2
	B3	1	TX03-C-140-G1-2-740-16	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1675mA	TX03-C-140-G1--2-740-16.ies	Absolute	1.00	75	B3-U0-G3
	B4	9	TX03-C-140-G1-2-740-21	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 2100mA	TX03-C-140-G1--2-740-21.ies	Absolute	1.00	94	B3-U0-G3
	P1	42	PWY-EDG-3M-xx-02-E-UL-350-40K / BXBPx318E-UH7	Cree Edge Pathway Luminaire, Type III Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-G2 LEDs	PWY-EDG-3M-xx-02-E-UL-350-40K_PL05698-D01.IES	Absolute	1.00	21.2	B1-U0-G1

LIGHTING STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking A0	1.2 fc	4.4 fc	0.5 fc	8.8:1	2.4:1
Parking A1	0.8 fc	1.3 fc	0.3 fc	4.3:1	2.7:1
Parking A2	0.6 fc	1.3 fc	0.3 fc	4.3:1	2.0:1
Parking A3	0.7 fc	1.2 fc	0.3 fc	4.0:1	2.3:1
Parking A4	0.6 fc	1.0 fc	0.1 fc	10.0:1	6.0:1
Parking A5	1.0 fc	2.5 fc	0.2 fc	12.5:1	5.0:1
Parking A6	0.7 fc	1.2 fc	0.2 fc	6.0:1	3.5:1
Parking A7	0.5 fc	0.8 fc	0.3 fc	2.7:1	1.7:1
Parking A8	1.0 fc	2.1 fc	0.4 fc	5.3:1	2.5:1
Parking B1	0.6 fc	1.1 fc	0.2 fc	5.5:1	3.0:1
Guest Lot G1	0.9 fc	2.3 fc	0.2 fc	11.5:1	4.5:1
Intersection #1	1.0 fc	2.7 fc	0.3 fc	9.0:1	3.3:1
Intersection #2	1.0 fc	2.3 fc	0.2 fc	11.5:1	5.0:1
Intersection #3	0.7 fc	1.2 fc	0.3 fc	4.0:1	2.3:1
Intersection #4	1.0 fc	2.6 fc	0.3 fc	8.7:1	3.3:1
Intersection #5	1.0 fc	1.7 fc	0.2 fc	8.5:1	5.0:1
Intersection #6	0.9 fc	1.7 fc	0.1 fc	17.0:1	9.0:1
Intersection #7	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1



REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

DATE: April 14, 2020
SCALE: 1" = 40'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 08.0

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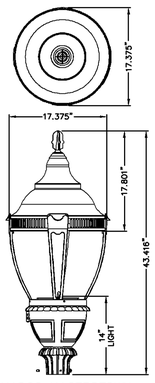
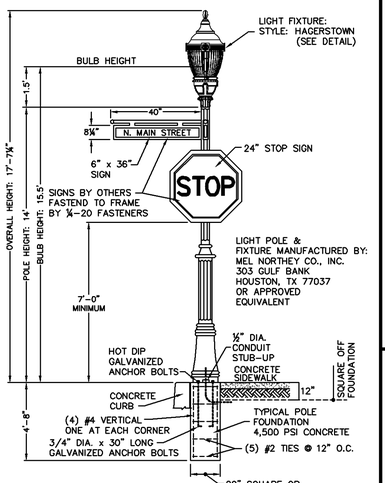
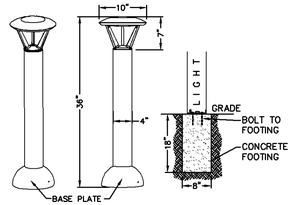
MAP NO. 3306

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Filename	Lumens	LLF	Watts	BUG Rating
☼	A1	2	TX03-C-140-G1-5-740-11	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1150mA	TX03-C-140-G1--5-740-11.ies	Absolute	1.00	52	B3-U0-G2
☼	A2	9	TX03-C-140-G1-5-740-16	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1675mA	TX03-C-140-G1--5-740-16.ies	Absolute	1.00	75	B3-U0-G2
☼	B1	10	TX03-C-140-G1-2-740-4	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 450mA	TX03-C-140-G1--2-740-4.ies	Absolute	1.00	21	B1-U0-G1
☼	B2	8	TX03-C-140-G1-2-740-11	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1150mA	TX03-C-140-G1--2-740-11.ies	Absolute	1.00	52	B2-U0-G2
☼	B3	3	TX03-C-140-G1-2-740-16	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 1675mA	TX03-C-140-G1--2-740-16.ies	Absolute	1.00	75	B3-U0-G3
☼	B4	9	TX03-C-140-G1-2-740-21	Hagerstown LED post top (TX03-C)	(1) Comfort Light Engine DRIVEN AT 2100mA	TX03-C-140-G1--2-740-21.ies	Absolute	1.00	94	B3-U0-G3
✳	P1	41	PWY-EDG-3M-xx-02-E-UL-350-40K / BXBPx318E-UH7	Cree Edge Pathway Luminaire, Type III Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-G2 LEDs	PWY-EDG-3M-xx-02-E-UL-350-40K_PL05698-001.IES	Absolute	1.00	21.2	B1-U0-G1







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Parking A1	0.8 fc	1.3 fc	0.3 fc	4.3:1	2.7:1
Parking A2	0.6 fc	1.3 fc	0.3 fc	4.3:1	2.0:1
Parking A3	0.7 fc	1.2 fc	0.3 fc	4.0:1	2.3:1
Parking A4	0.6 fc	1.0 fc	0.1 fc	10.0:1	6.0:1
Parking A5	1.0 fc	2.5 fc	0.2 fc	12.5:1	5.0:1
Parking A6	0.7 fc	1.2 fc	0.2 fc	6.0:1	3.5:1
Parking A7	0.5 fc	0.8 fc	0.3 fc	2.7:1	1.7:1
Parking A8	1.0 fc	2.1 fc	0.4 fc	5.3:1	2.5:1
Parking B1	0.6 fc	1.1 fc	0.2 fc	5.5:1	3.0:1
Guest Lot G1	0.9 fc	2.3 fc	0.2 fc	11.5:1	4.5:1
Intersection #1	1.0 fc	2.7 fc	0.3 fc	9.0:1	3.3:1
Intersection #2	1.0 fc	2.3 fc	0.2 fc	11.5:1	5.0:1
Intersection #3	0.7 fc	1.2 fc	0.3 fc	4.0:1	2.3:1
Intersection #4	1.0 fc	2.6 fc	0.3 fc	8.7:1	3.3:1
Intersection #5	1.0 fc	1.7 fc	0.2 fc	8.5:1	5.0:1
Intersection #6	0.9 fc	1.7 fc	0.1 fc	17.0:1	9.0:1
Intersection #7	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1

Lighting Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

AUTH.	DATE	REVISIONS
D.J.S.	02/10/21	PER REVIEWING AGENCIES LETTERS
D.J.S.	06/04/21	PER REVIEWING AGENCIES LETTERS

DATE: April 14, 2020
SCALE: 1" = 40'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16-09-Mont

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SHEET NUMBER: 08.1

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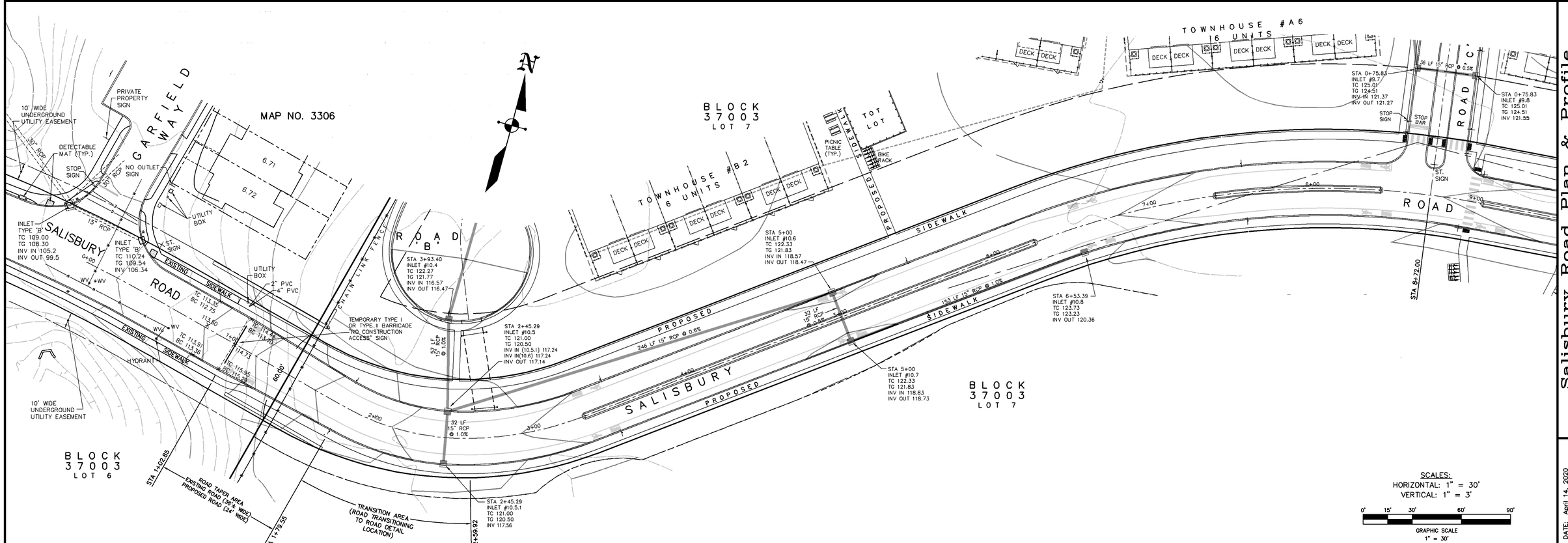
Salisbury Road Plan & Profile
Station 0+00 to 9+00
Prepared For

Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey



SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

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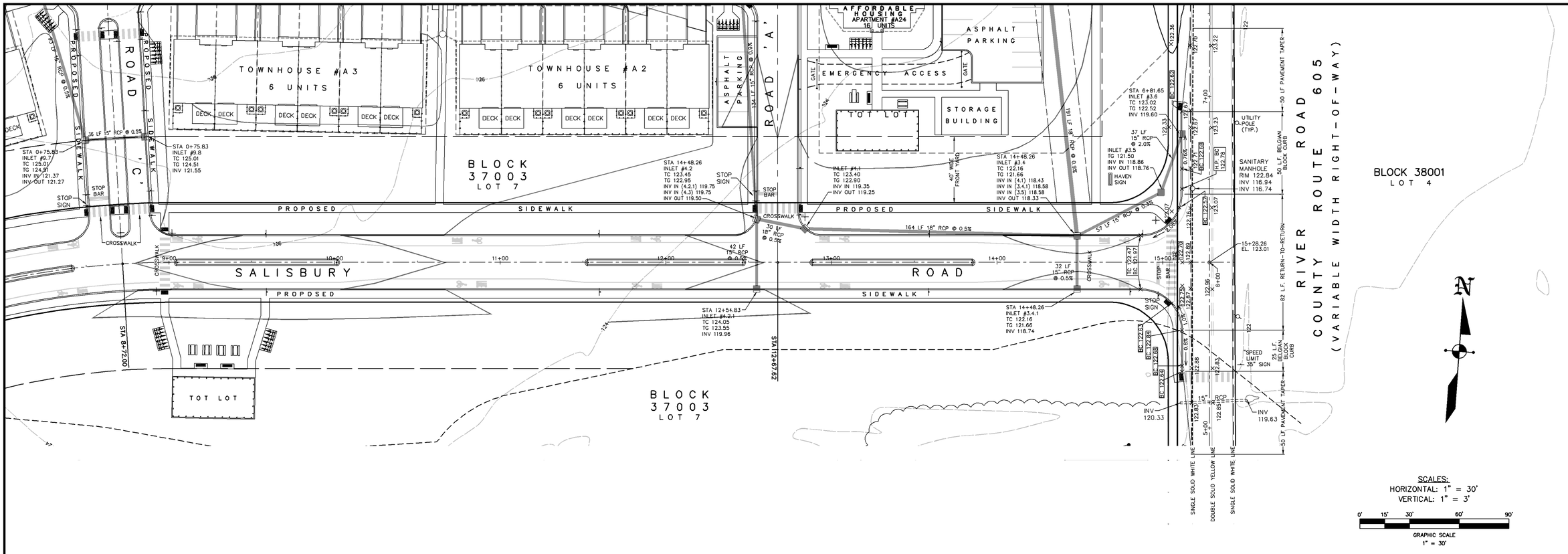

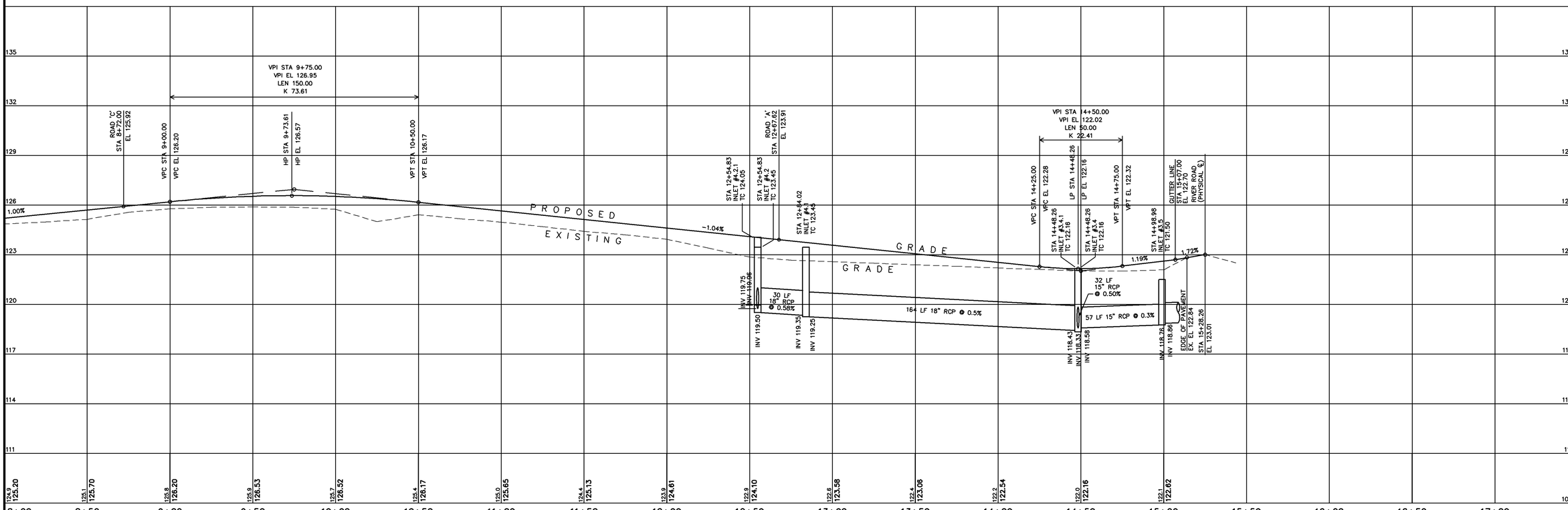

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Salisbury Road Plan & Profile
Station 9+00 to 15+28.26

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

DATE: April 14, 2020
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JOB # 16-09-Mont

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(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 09.1

SOMERSET COUNTY CONSTRUCTION NOTES:

1. PRIOR TO THE INITIATION OF ANY EXCAVATION OR CONSTRUCTION WITHIN ANY STREET, ROAD, OR RIGHT OF WAY UNDER THE JURISDICTION OF THE SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS, A SOMERSET COUNTY ROAD OPENING PERMIT SHALL BE OBTAINED FROM THE OFFICE OF THE COUNTY ENGINEER.
2. THE OFFICE OF THE COUNTY ENGINEER IS TO BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER THE JURISDICTION OF THE COUNTY OF SOMERSET. GRADE CONSTRUCTION SHEETS WILL BE SUBMITTED AT THIS TIME. THESE GRADE CONSTRUCTION SHEETS ARE TO BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.
3. AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PROPER AND SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY CONTRACTORS PERFORMING CONSTRUCTION WORK ALONG COUNTY ROADS. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE COUNTY INSPECTION PERSONNEL.
4. ALL IMPROVEMENTS UNDER THE JURISDICTION OF THE COUNTY OF SOMERSET ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SOMERSET COUNTY SPECIFICATIONS.
5. ALL MAILBOXES, LOCATED WITHIN THE CONSTRUCTION IMPROVEMENTS IN THE COUNTY R.O.W. WILL BE RESET IN ACCORDANCE WITH THE OWNER OF THE MAILBOX AND THE POSTMASTER.
6. INFORMATION MONUMENTS, MARKERS, DISKS, RIVETS OF THE NATIONAL GEODETIC CONTROL SURVEY MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, GEODETIC DIVISION, 1035 PARKWAY AVENUE, TRENTON, NJ, TELEPHONE #(609) 530-5641; OR THE SOMERSET COUNTY ENGINEERING DIVISION, TELEPHONE #(908) 231-7024, EXT. 7253.
7. THE NEW JERSEY GEODETIC CONTROL SURVEY, AT THE ABOVE ADDRESS, IS TO BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS IN ORDER TO PRESERVE THE RESETTING OF EXISTING MONUMENTS, OR INSTALLATION OF NEW MONUMENTS IF REQUIRED BY THE COUNTY.

SOMERSET COUNTY PRE-CONSTRUCTION NOTES:

1. THE PERFORMANCE GUARANTEE AND INSPECTION FEE FOR THE IMPROVEMENTS UNDER COUNTY JURISDICTION MUST BE SUBMITTED.
2. THREE COMPLETE SETS OF CONSTRUCTION PLANS THAT HAVE BEEN EMBOSSED WITH THE COUNTY'S ACCEPTANCE STAMP MUST BE ON FILE IN THE COUNTY ENGINEER'S OFFICE. THE ATTACHED ACCEPTANCE STAMP BLOCK SHALL BE ADDED TO THE TITLE PAGE.
3. THE CONTRACTOR MUST BE IN POSSESSION OF A ROAD OPENING PERMIT ISSUED BE THE COUNTY DEPARTMENT OF PUBLIC WORKS. IN THE EVENT THAT THE COUNTY ROAD IN THE AREA OF THE PROPOSED IMPROVEMENTS HAS BEEN RESURFACED AND/OR RECONSTRUCTED, THE APPLICABLE MORATORIUM FOR ROAD OPENINGS WILL BE ENFORCED BY SOMERSET COUNTY. IT IS SOLELY THE APPLICANT'S RESPONSIBILITY TO PROPERLY COORDINATE THE INSTALLATION OF UTILITIES, ROADWAY IMPROVEMENTS AND ROAD CLOSURES WITH ANY PENDING COUNTY PROJECTS.
4. A SEPARATE ROAD-OPENING PERMIT IS REQUIRED FOR THE UTILITY CONNECTIONS IN THE COUNTY RIGHT-OF-WAY.
5. A PRE-CONSTRUCTION MEETING MUST BE ARRANGED WITH THE COUNTY DEPARTMENT OF PUBLIC WORKS.

WETLAND

BLOCK 37003
LOT 7

WEE-24 WEE-25 WEE-26 WE-19 WE-20 WE-22 WE-23 WE-24 WE-25 WE-26

"CURVE LEFT" 25 M.P.H. SIGN

"REDUCE SPEED" SIGN

SANITARY MANHOLE RIM 124.15 (SEALED)

BASELINE 0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00

SINGLE SOLID WHITE LINE

SINGLE SOLID WHITE LINE

DOUBLE SOLID YELLOW LINE

INV 121.13
INV 120.67
INV 120.32
INV 120.22
INV 120.33
INV 119.63

15" RCP

STA 14+48.26
INLET #3.4
TC 122.16
TG 121.66
INV IN (4.1) 118.43
INV IN (3.4.1) 118.58
INV IN (3.5) 118.58
INV OUT 118.33

PROPOSED SALISBURY ROAD

SIDEWALK

12' 12' 24' 4' 4'

184 LF 18" RCP @ 0.5%

32 LF 15" RCP @ 0.5%

57 LF 15" RCP @ 0.5%

37 LF 15" RCP @ 2.0%

STA 14+48.26
INLET #3.4
TC 122.16
TG 121.66
INV IN 118.74

STOP SIGN

STOP BAR

BC 122.84
BC 122.88
BC 122.64
TC 122.47
BC 121.97
BC 122.57
BC 122.68
BC 122.62

122.75 122.97 122.89 122.70 122.67 122.71 122.67 122.70 122.36 122.33 122.88 122.85 122.83 122.96 123.07 123.23 123.22

0.8% 1.0% 0.76%

STA 15+28.26
EL. 123.01

H.P. BC 122.78

SANITARY MANHOLE RIM 122.84 INV 116.94 INV 116.74

UTILITY POLE (TYP.)

"SPEED LIMIT 35" SIGN

25 L.F. BELGIAN BLOCK CURB

50 LF PAVEMENT TAPER

82 L.F. RETURN-TO-RETURN

50 L.F. BELGIAN BLOCK CURB

50 LF PAVEMENT TAPER

"SPEED LIMIT 45" SIGN

TOT LOT

BIKE RACK

AFFORDABLE HOUSING

APARTMENT #A24
16 UNITS

PROPOSED SIDEWALK

PICNIC TABLE (TYP.)

EMERGENCY ACCESS

STORAGE BUILDING

GATE

DETECTABLE MAT (TYP.)

ASPHALT PARKING LOT

RECYCLING /TRASH

40' WIDE FRONT YARD

HAVEN SIGN

INLET #3.5
TG 121.50
INV IN 118.86
INV OUT 118.77

STA 6+81.65
INLET #3.6
TC 123.02
TG 122.52
INV IN 119.60

INLET #3.3
TC 124.70
TG 124.20
INV IN 116.61
INV OUT 116.11

187 LF 24" RCP @ 0.4%

191 LF 18" RCP @ 0.9%

SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

RIVER ROAD
COUNTY ROUTE 605
(VARIABLE WIDTH RIGHT-OF-WAY)

BLOCK 38001
LOT 4

BOP STA 0+00.00
BOP EL 127.21

EXISTING GRADE

PROPOSED WATER MAIN

36" MIN.

"TEE"

FUTURE EXPANSION (CAPPED)

STA 6+42.30
INLET #3.5
TC 121.50

STA 6+77.53
INLET #3.6
TC 123.02

32 LF 15" RCP @ 2.0%

INV 118.76
INV 118.88

INV 119.60

127.2 126.6 126.0 125.4 124.8 124.3 123.8 123.4 123.1 123.0 122.9 122.9 123.0 123.1 123.2 123.2 123.3 123.0

0+50 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50

135 132 129 126 123 120 117 114 111 108

River Road Plan & Profile
Station 0+00 to 8+50
Prepared For

Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE:	April 14, 2020
SCALE:	AS NOTED
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
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JOB #:	16-09-Mont

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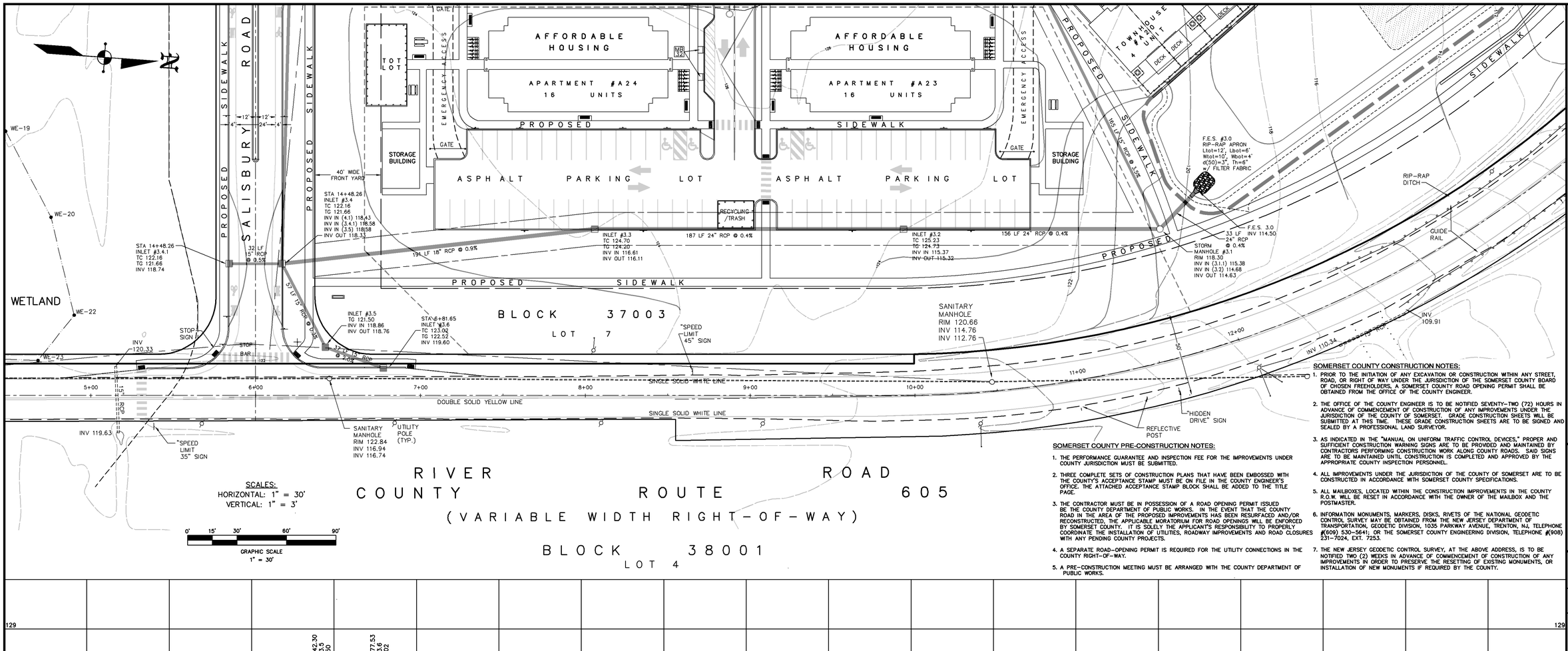

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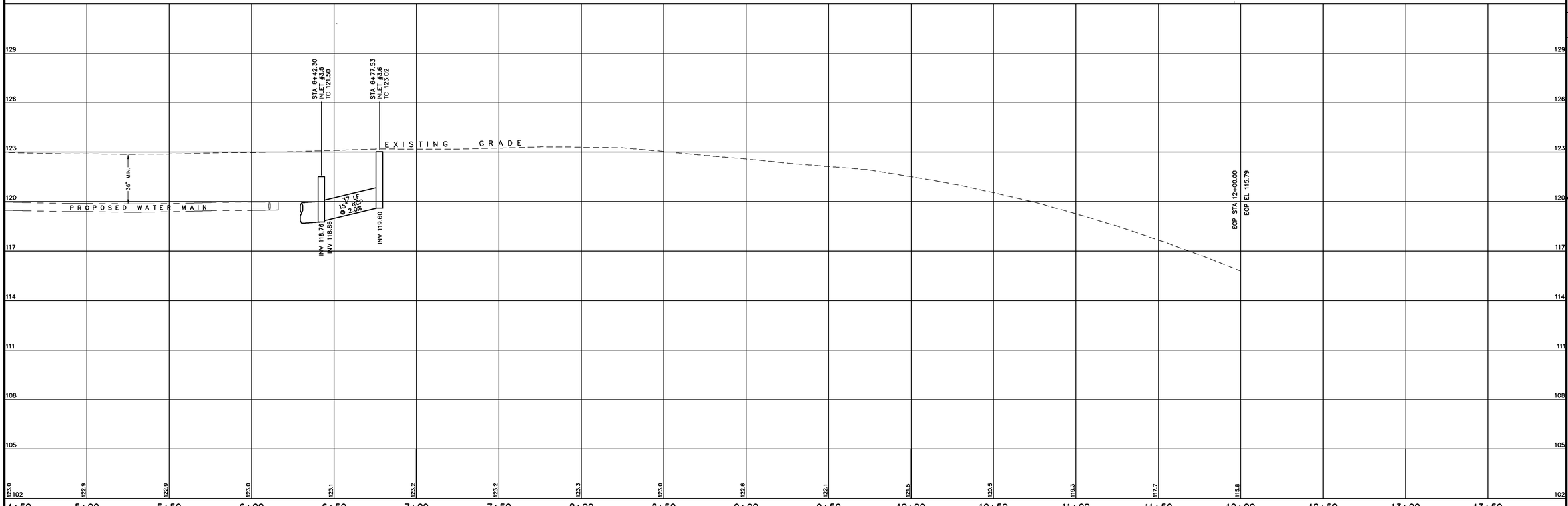
3. THE CONTRACTOR MUST BE IN POSSESSION OF A ROAD OPENING PERMIT ISSUED BE THE COUNTY DEPARTMENT OF PUBLIC WORKS. IN THE EVENT THAT THE COUNTY ROAD IN THE AREA OF THE PROPOSED IMPROVEMENTS HAS BEEN RESURFACED AND/OR RECONSTRUCTED, THE APPLICABLE MORATORIUM FOR ROAD OPENINGS WILL BE ENFORCED BY SOMERSET COUNTY. IT IS SOLELY THE APPLICANT'S RESPONSIBILITY TO PROPERLY COORDINATE THE INSTALLATION OF UTILITIES, ROADWAY IMPROVEMENTS AND ROAD CLOSURES WITH ANY PENDING COUNTY PROJECTS.
4. A SEPARATE ROAD-OPENING PERMIT IS REQUIRED FOR THE UTILITY CONNECTIONS IN THE COUNTY RIGHT-OF-WAY.
5. A PRE-CONSTRUCTION MEETING MUST BE ARRANGED WITH THE COUNTY DEPARTMENT OF PUBLIC WORKS.

SOMERSET COUNTY CONSTRUCTION NOTES:

1. PRIOR TO THE INITIATION OF ANY EXCAVATION OR CONSTRUCTION WITHIN ANY STREET, ROAD, OR RIGHT OF WAY UNDER THE JURISDICTION OF THE SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS, A SOMERSET COUNTY ROAD OPENING PERMIT SHALL BE OBTAINED FROM THE OFFICE OF THE COUNTY ENGINEER.
2. THE OFFICE OF THE COUNTY ENGINEER IS TO BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS UNDER THE JURISDICTION OF THE COUNTY OF SOMERSET. GRADE CONSTRUCTION SHEETS WILL BE SUBMITTED AT THIS TIME. THESE GRADE CONSTRUCTION SHEETS ARE TO BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.
3. AS INDICATED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PROPER AND SUFFICIENT CONSTRUCTION WARNING SIGNS ARE TO BE PROVIDED AND MAINTAINED BY CONTRACTORS PERFORMING CONSTRUCTION WORK ALONG COUNTY ROADS. SAID SIGNS ARE TO BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND APPROVED BY THE APPROPRIATE COUNTY INSPECTION PERSONNEL.
4. ALL IMPROVEMENTS UNDER THE JURISDICTION OF THE COUNTY OF SOMERSET ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SOMERSET COUNTY SPECIFICATIONS.
5. ALL MAILBOXES, LOCATED WITHIN THE CONSTRUCTION IMPROVEMENTS IN THE COUNTY R.O.W. WILL BE RESET IN ACCORDANCE WITH THE OWNER OF THE MAILBOX AND THE POSTMASTER.
6. INFORMATION MONUMENTS, MARKERS, DISKS, RIVETS OF THE NATIONAL GEODETIC CONTROL SURVEY MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, GEODETIC DIVISION, 1035 PARKWAY AVENUE, TRENTON, NJ, TELEPHONE #(609) 530-5641; OR THE SOMERSET COUNTY ENGINEERING DIVISION, TELEPHONE #(908) 231-7024, EXT. 7253.
7. THE NEW JERSEY GEODETIC CONTROL SURVEY, AT THE ABOVE ADDRESS, IS TO BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS IN ORDER TO PRESERVE THE RESETTING OF EXISTING MONUMENTS, OR INSTALLATION OF NEW MONUMENTS IF REQUIRED BY THE COUNTY.



River Road Plan & Profile
Station 5+00 to 12+00
Prepared For
Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE: April 14, 2020
SCALE: AS NOTED
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-359-0989 Fax (908)-359-4118
BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 10.1

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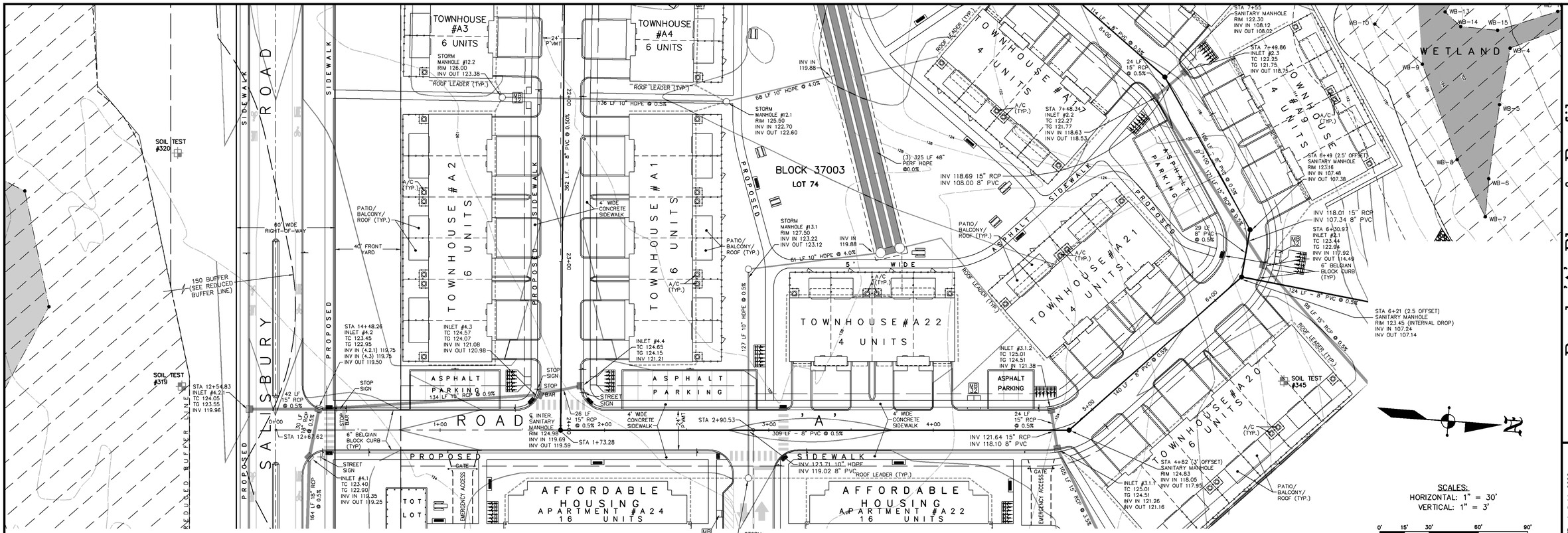
Filename: RCp02001.dwg

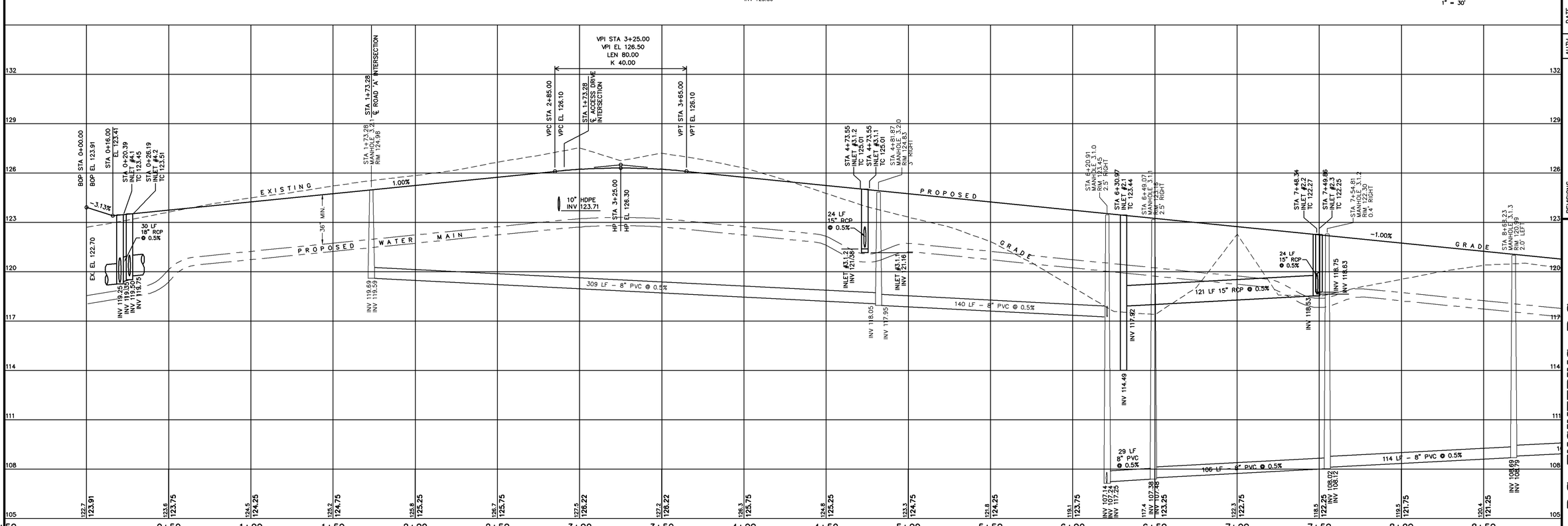
Road 'A' Plan & Profile
Station 0+00 to 8+00
Prepared For

Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey



SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'



DATE:	April 14, 2020
SCALE:	AS NOTED
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

AUTH.	DATE	REVISIONS
D.J.S.	06/04/21	PER REVIEWING AGENCIES LETTERS

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 11.0

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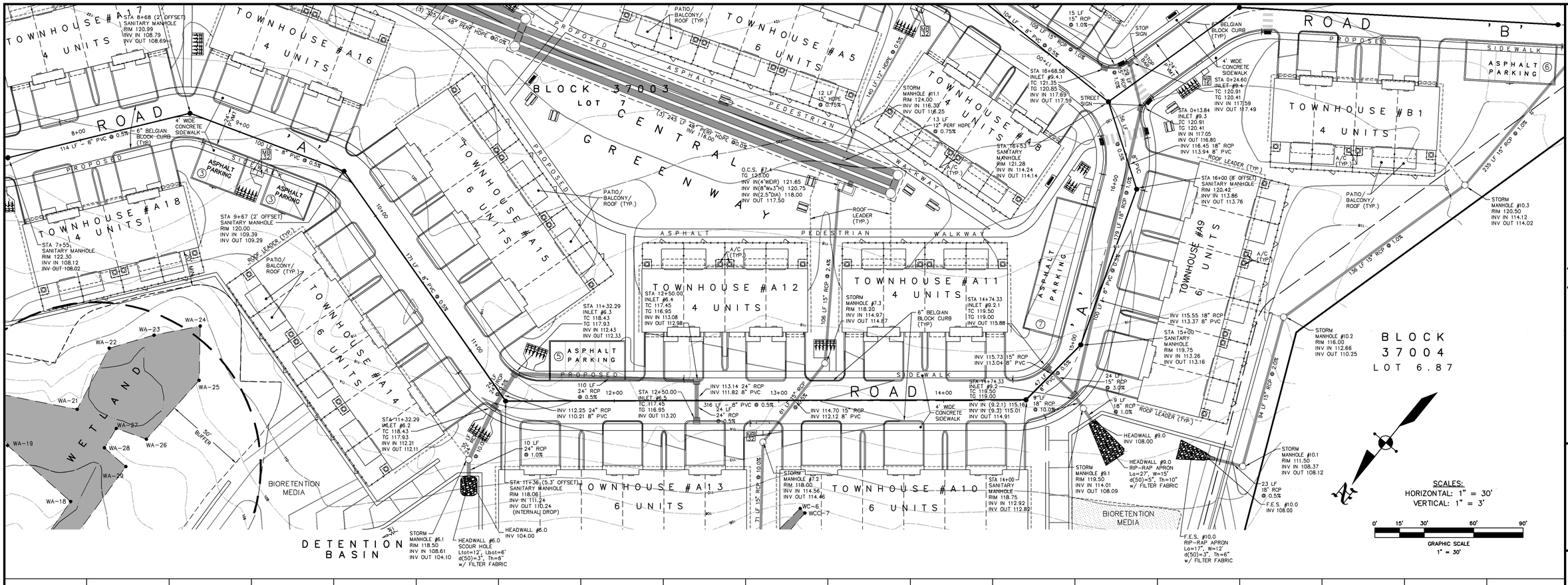

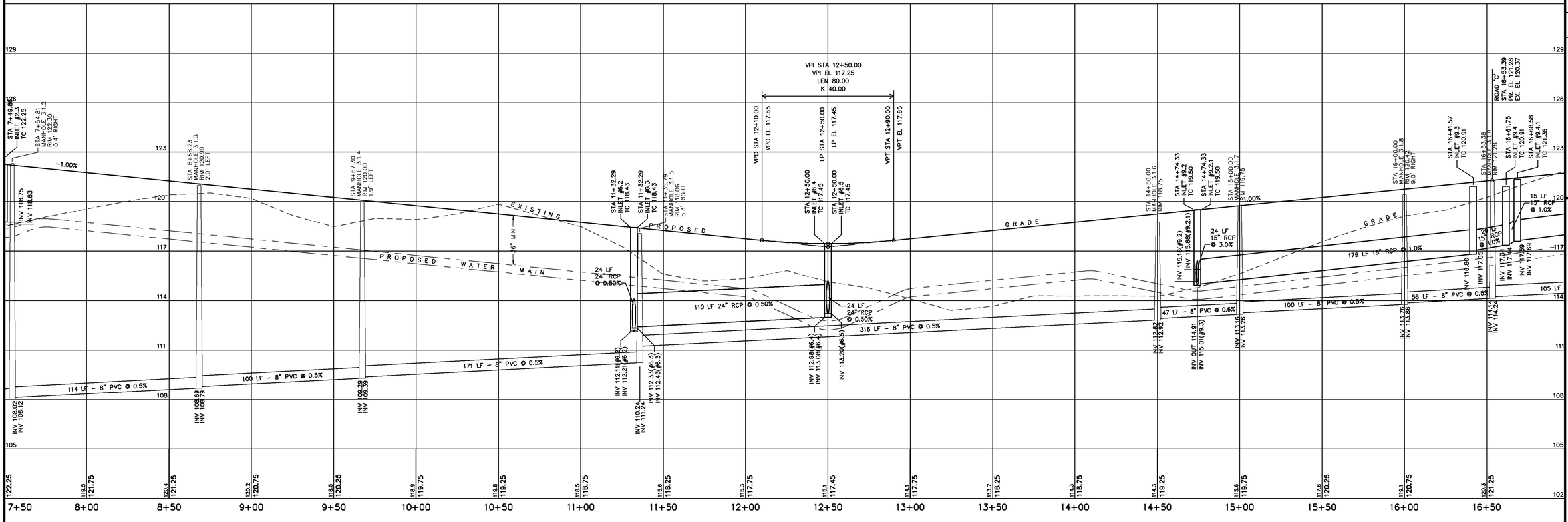

Road 'A' Plan & Profile
Station 8+00 to 16+50
Prepared For

Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE:	April 14, 2020
SCALE:	AS NOTED
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

AUTH.	DATE	REVISIONS
D.J.S.	02/10/21	PER REVIEWING AGENCIES LETTERS
D.J.S.	06/04/21	PER REVIEWING AGENCIES LETTERS

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SHEET NUMBER: 11.1

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Filename: RCp02002.dwg

Road 'A', Plan & Profile
Station 16+50 to 24+02.58

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

GRAPHIC SCALE
1" = 30'

SALISBURY ROAD

BLOCK 37003
LOT 7

AFFORDABLE HOUSING APARTMENT #A24
16 UNITS

TOWNHOUSE #A1 — 6 UNITS
TOWNHOUSE #A2 — 6 UNITS
TOWNHOUSE #A3 — 6 UNITS
TOWNHOUSE #A4 — 6 UNITS
TOWNHOUSE #A5 — 6 UNITS
TOWNHOUSE #A6 — 6 UNITS
TOWNHOUSE #A7 — 4 UNITS
TOWNHOUSE #A8 — 4 UNITS

TOT LOT
EMERGENCY ACCESS
MAILBOXES

DATE	AUTH.	REVISIONS
02/10/21	D.J.S.	PER REVIEWING AGENCIES LETTERS
06/04/21	D.J.S.	PER REVIEWING AGENCIES LETTERS

DATE: April 14, 2020
SCALE: AS NOTED
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16-09-Mont

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
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Rocky Hill, New Jersey, 08553
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SHEET NUMBER: 11.2

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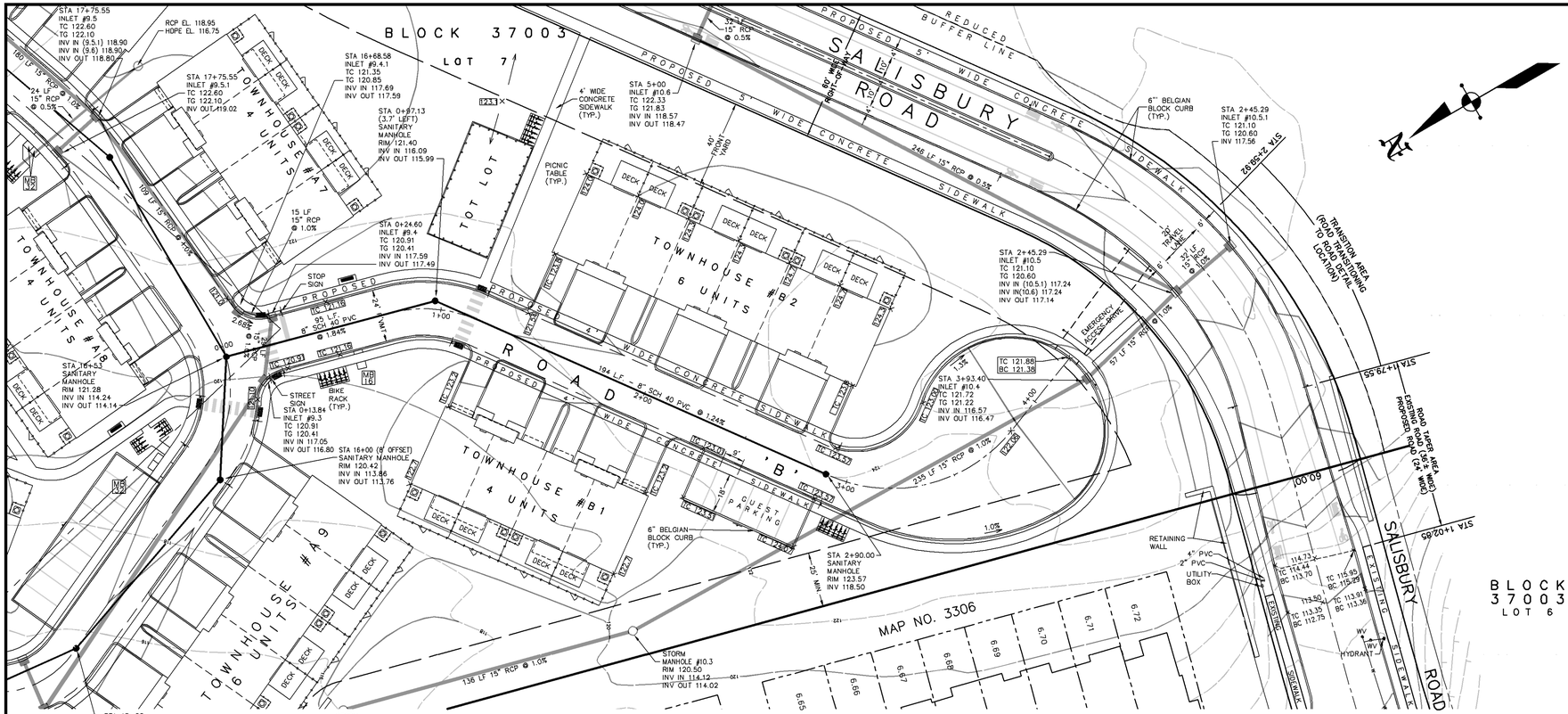
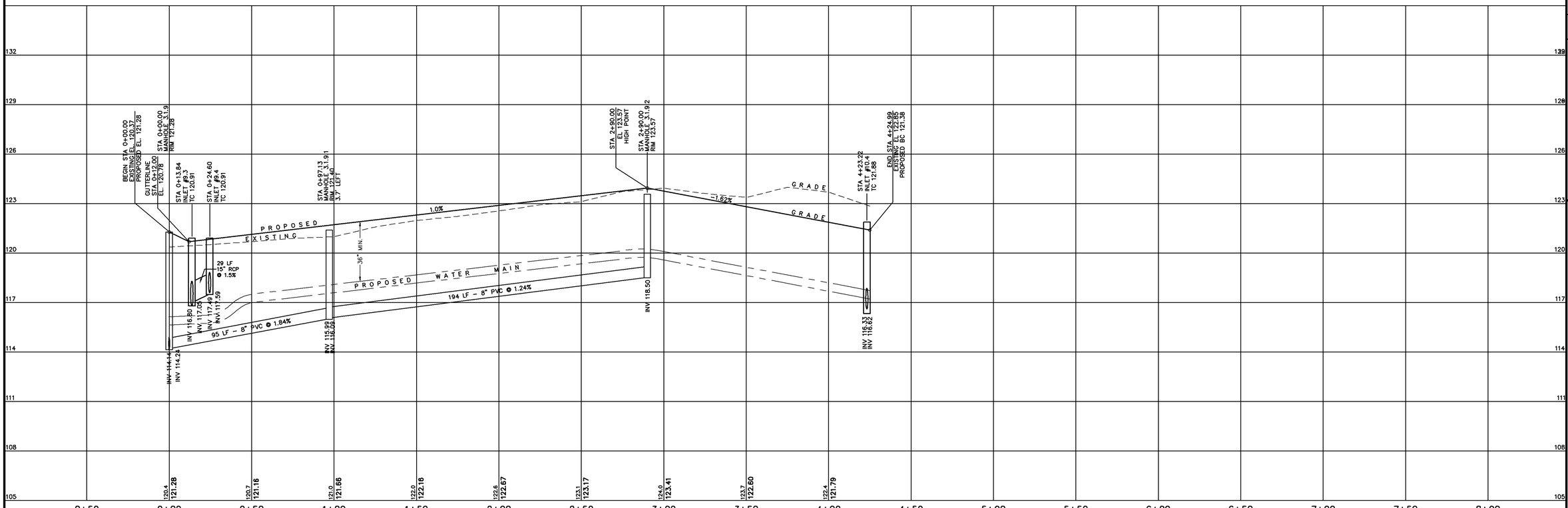
Filename: RCp03002.dwg

ROAD 'B' Plan & Profile
Station 0+00 to 4+02.13
Prepared For

Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey





SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

DATE:	April 14, 2020
SCALE:	AS NOTED
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

AUTH.	DATE
D.J.S.	02/10/21
D.J.S.	06/04/21

REVISIONS
PER REVIEWING AGENCIES LETTERS
PER REVIEWING AGENCIES LETTERS

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SHEET NUMBER: 12.0

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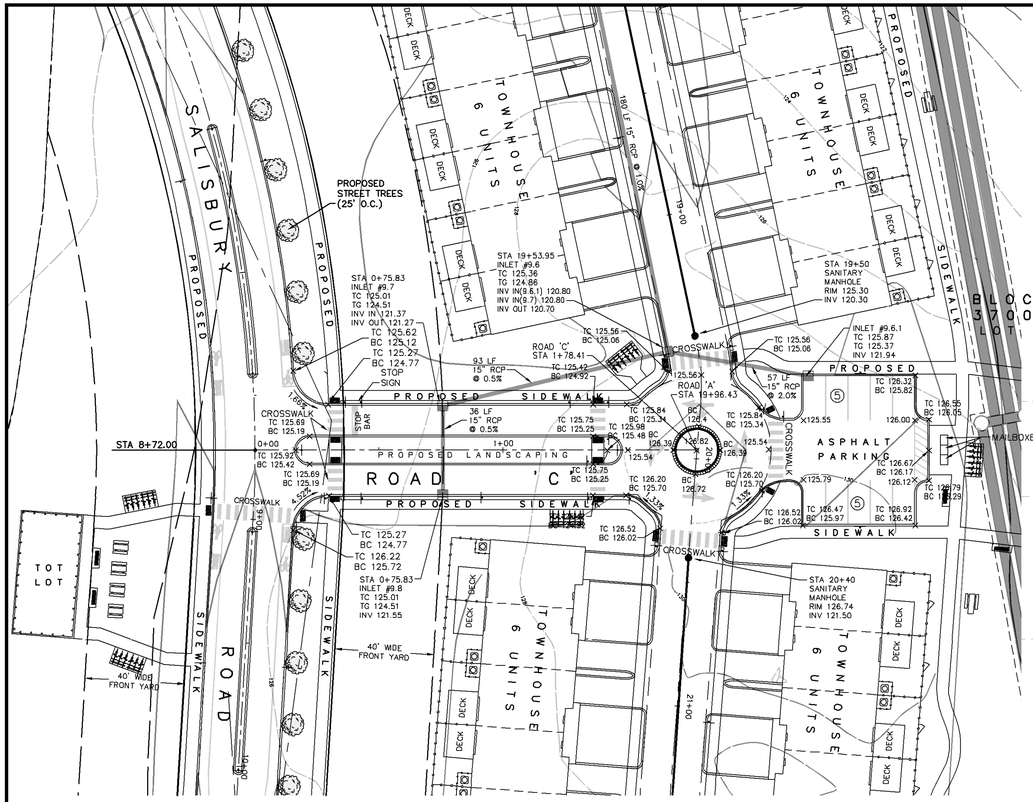

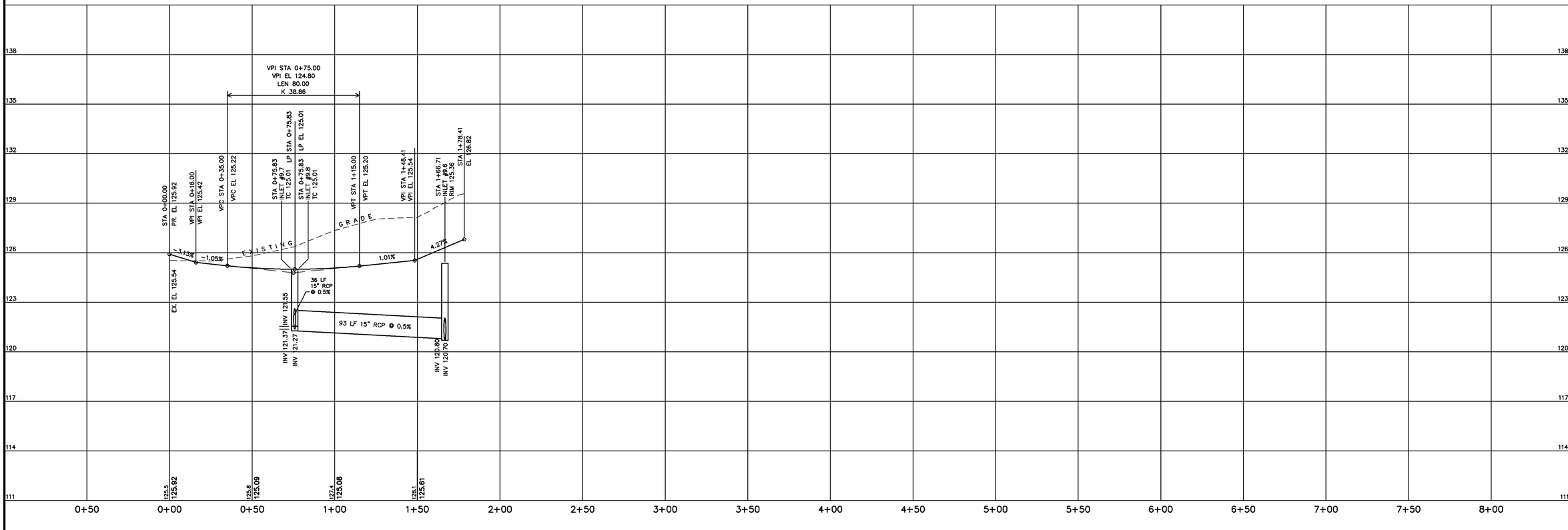

SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

Road 'C' Plan & Profile
Station 0+00 to 1+78.41

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

DATE: April 14, 2020
SCALE: AS NOTED
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

D.S. ENGINEERING, P.C.
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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 13.0

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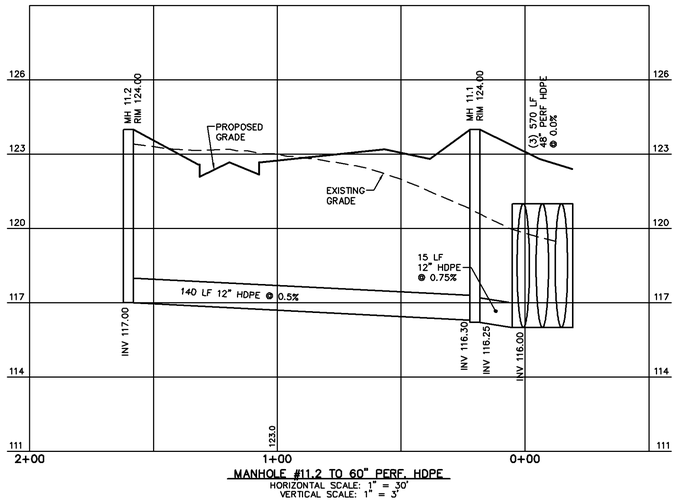
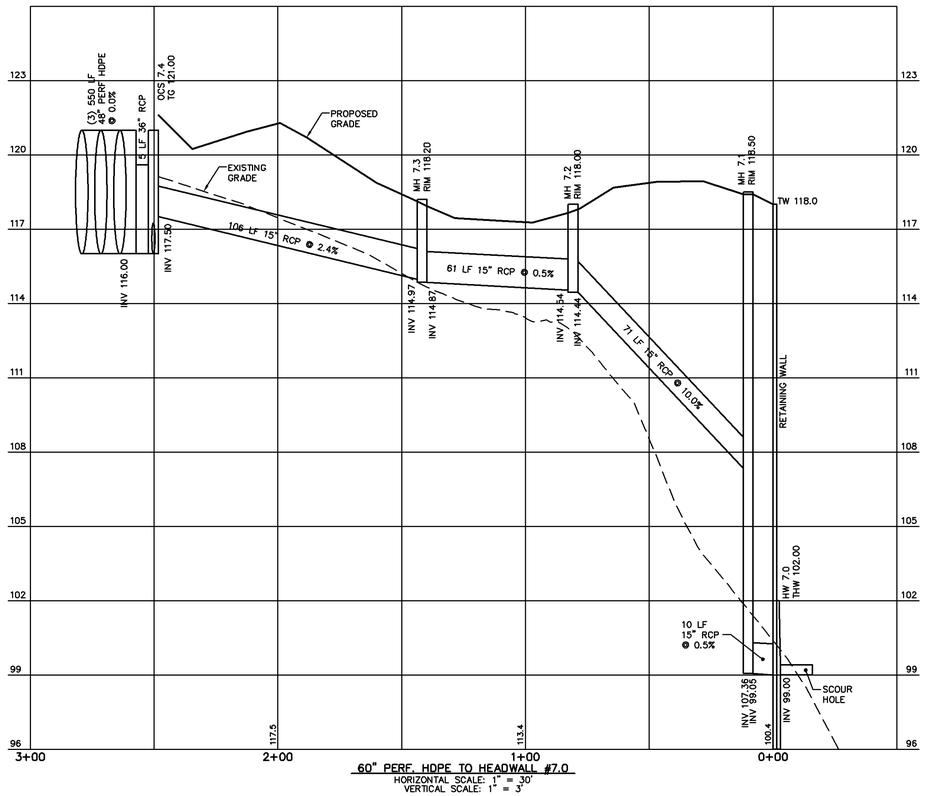
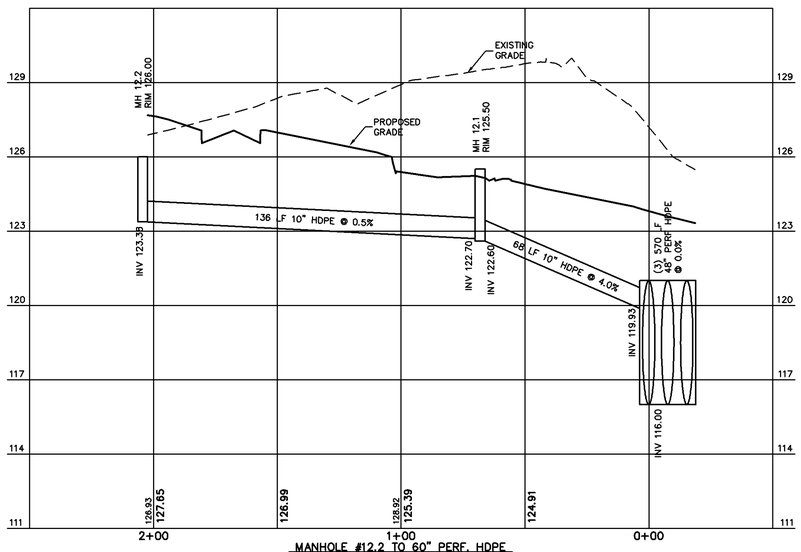


MANHOLE #11.2 TO 60" PERF. HDPE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



60" PERF. HDPE TO HEADWALL #7.0
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



MANHOLE #12.2 TO 60" PERF. HDPE
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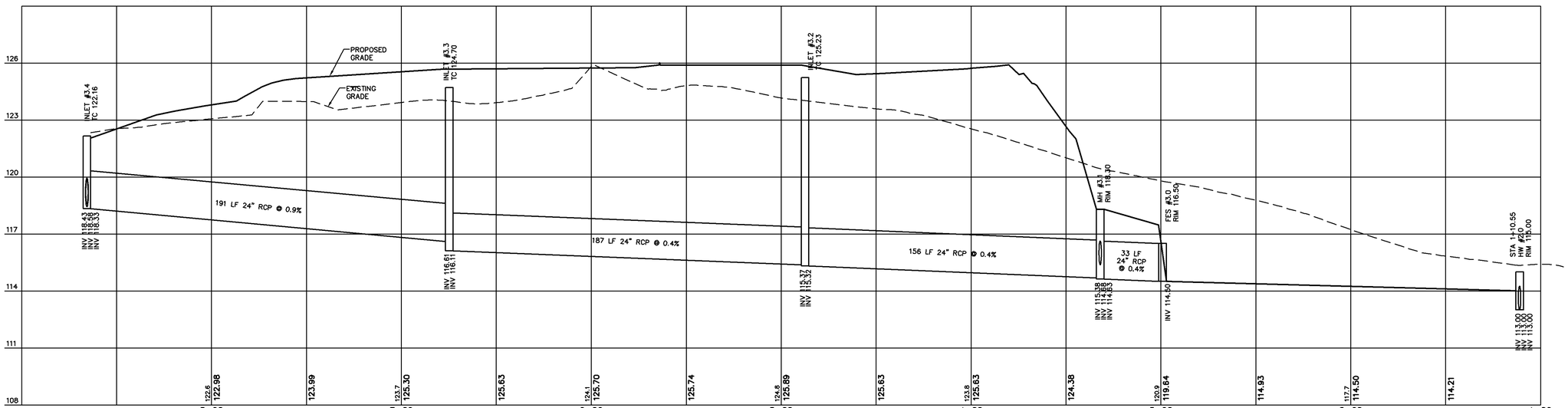
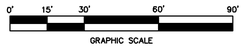
VERTICAL SCALE: 1" = 3'



INLET #3.4 TO F.E.S.#1.0
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



GRAPHIC SCALE
1" = 30'

Miscellaneous Profiles

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE:	April 14, 2020
SCALE:	1" = 30'
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

AUTH.	DATE	REVISIONS
D.J.S.	02/10/21	PER REVIEWING AGENCIES LETTERS

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 14.0

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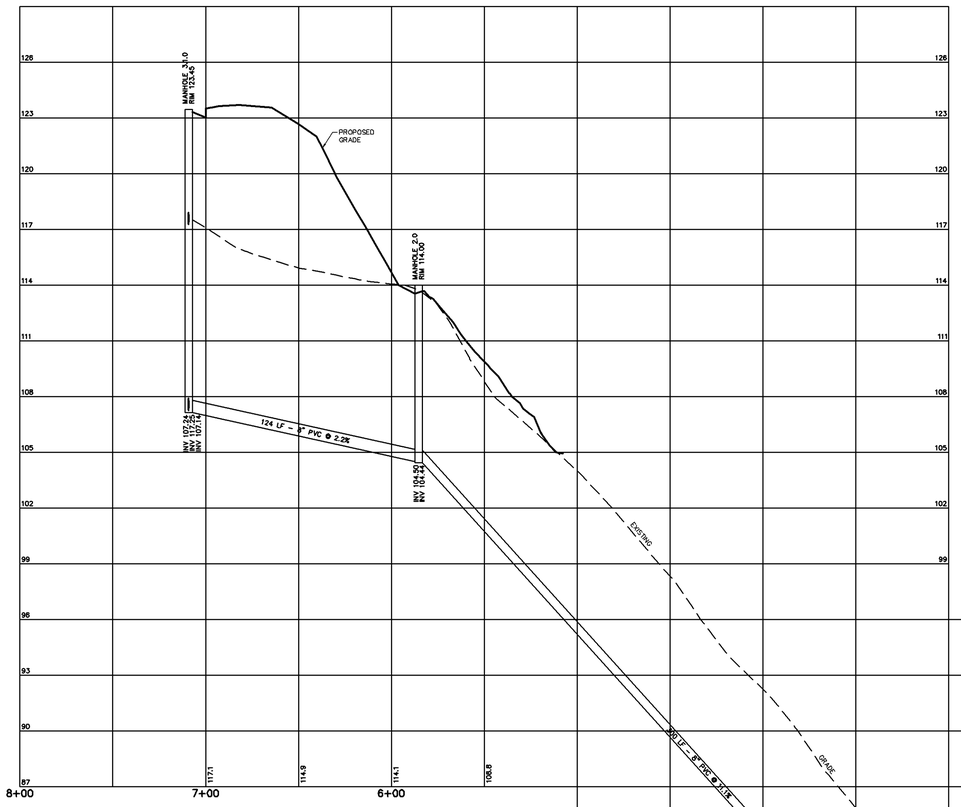
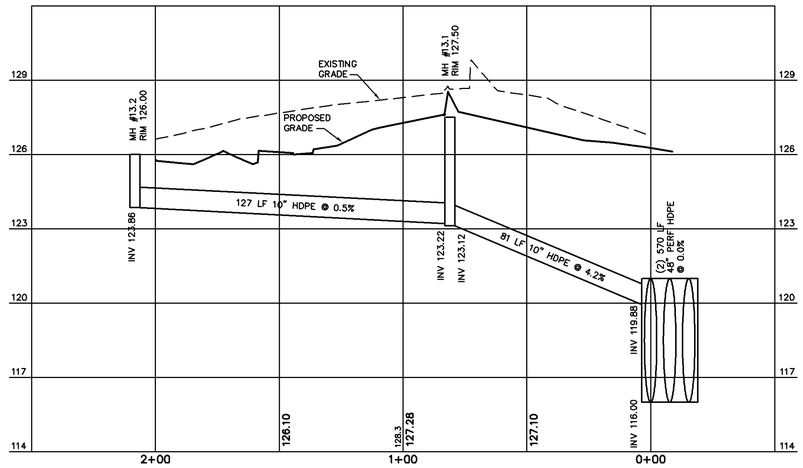
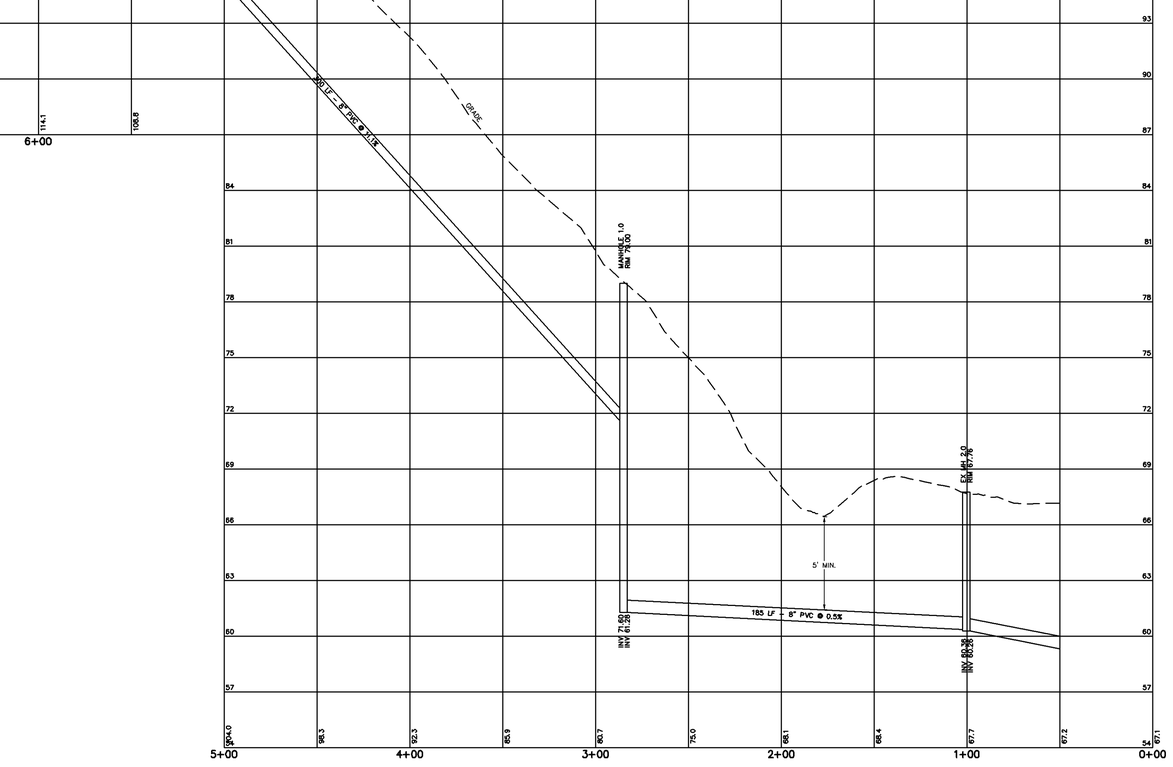
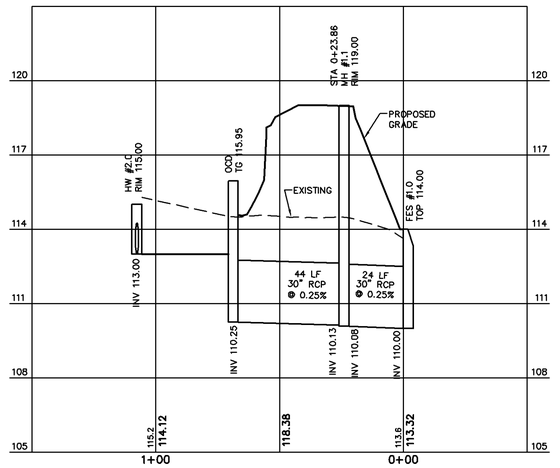




MANHOLE #13.2 TO 60" PERF. HDPE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



MANHOLE #3.1.0 TO EXISTING SANITARY
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

Miscellaneous Profiles

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE: April 14, 2020
SCALE: 1" = 30'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16-09-Mont

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 14.1

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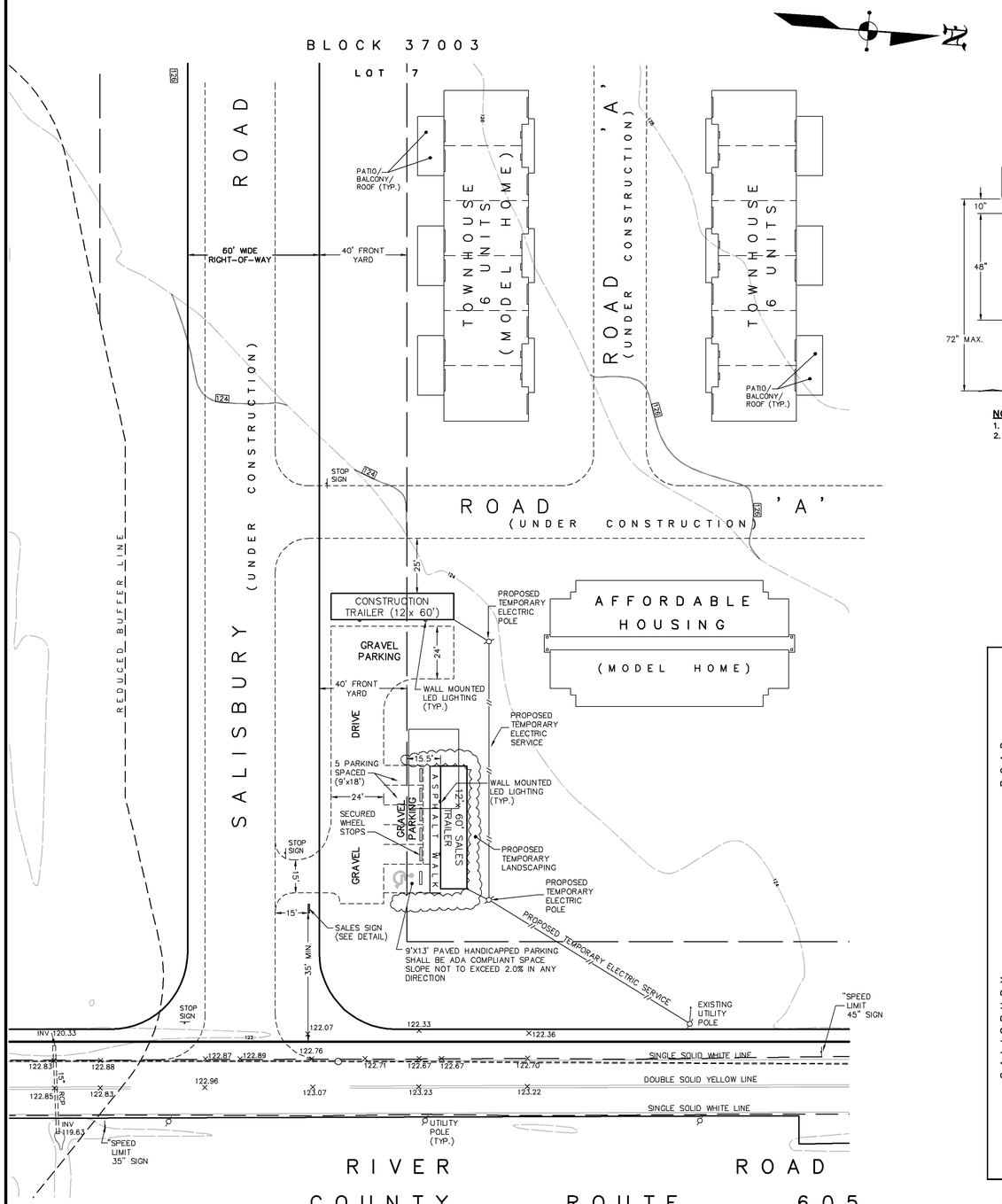

-LEGEND-

==========	EXISTING SANITARY SEWER	○	EXISTING MANHOLE
W	EXISTING WATER LINE	WV	EXISTING WATER VALVE
G	EXISTING GAS LINE	GV	EXISTING GAS VALVE
//	EXISTING UTILITY LINE	C/O	CLEAN-OUT
	EXISTING BUILDING		EXISTING UTILITY POLE
100	EXISTING CONTOUR LINE	100.00	EXISTING SPOT ELEVATION
120	PROPOSED CONTOUR LINE	100.00	PROPOSED SPOT ELEVATION
→	DRAINAGE FLOW DIRECTION	A/C	AIR CONDITION UNIT
		MB U32	MAILBOX (32 UNITS)

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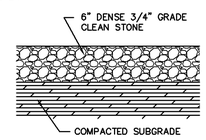
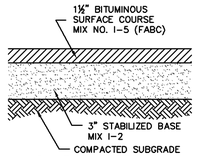
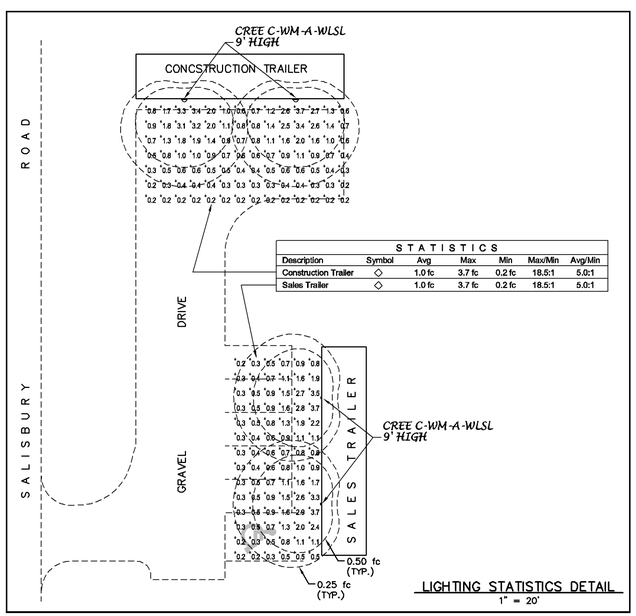
NOTES:
1. SIGN NOT TO EXCEED 24 SQUARE FEET
2. SIGN WILL NOT BE LIT



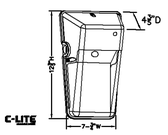
GRAVEL DRIVEWAY DETAIL
NOT TO SCALE
THE DRIVEWAY SHALL BE INSTALLED IN ACCORDANCE WITH MONTGOMERY TOWNSHIP STANDARDS.



PAVEMENT DETAIL
NOT TO SCALE
THE DRIVEWAY SHALL BE INSTALLED IN ACCORDANCE WITH MONTGOMERY TOWNSHIP STANDARDS.



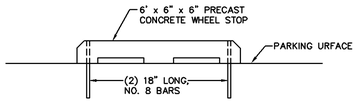
LIGHTING STATISTICS DETAIL
1" = 20'



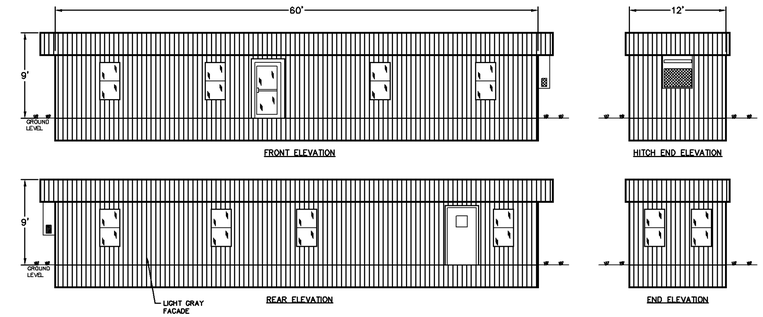
CREE C-WM-A-WLSL SERIES LED WALL MOUNT LIGHTING DETAIL
NOT TO SCALE

LUMINAIRE SCHEDULE

SYMBOL	HEIGHT	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
D	9 FT.	4	C-WM-A-WLSL-14L-50K-MB	LED WALL MOUNT, BROWN PLASTIC HOUSING WITH METAL MOUNTING PLATE. ONE LED ARRAY WITH FROSTED PLASTIC LENS IN THE FRONT.	ONE CITIZEN LED ARRAY	C-Lite" C-WM-A-WLSL-14L- 50K Wall Mount Series IES File.IES	ABSOLUTE	1.00	21.22



PRECAST CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



WILLIAMS SCOTSMAN TRAILER DETAIL
(EXECUTIVE LINE EL6012 MODEL OR APPROVED EQUAL)
NOT TO SCALE

NOTES:

1. TEMPORARY SALES TRAILER AND TEMPORARY CONSTRUCTION TRAILER SHALL BE INSTALLED IN ACCORDANCE WITH MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE SECTION 16-6.8 d. & e.
2. IF A MODEL TOWNHOUSE IS CONSTRUCTED, SALES TRAILER WILL BE REMOVED WITHIN 30 DAYS OF THE TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE MODEL HOME. THE DEVELOPER SHALL BE REQUIRED TO REMOVE ANY IMPROVEMENTS ASSOCIATED WITH THE TEMPORARY SALES TRAILER AND RESTORE THE SITE IN ACCORDANCE WITH THE FINAL CONSTRUCTION, GRADING AND LANDSCAPE PLANS.
3. THE SALES TRAILER AND CONSTRUCTION TRAILER ARE LOCATED WITHIN THE "LIMITS OF CLEARING" ESTABLISHED AND APPROVED BY THE PLANNING BOARD. TRAILERS ARE TO BE LOCATED AT LEAST 30 FEET AWAY FROM ANY PUBLIC STREETS.
4. SALES TRAILERS HOURS OF OPERATION: 9:00 AM - 6:00 PM (OPEN SEVEN DAYS A WEEK)
5. THE APPLICANT IS REQUIRED TO RECEIVE A TEMPORARY CERTIFICATE OF OCCUPANCY PRIOR TO USING THE TEMPORARY CONSTRUCTION TRAILER. A CERTIFICATE OF APPROVAL SHALL BE OBTAINED FOR THE SALES AND CONSTRUCTION TRAILERS.
6. WHERE A SALES CENTER IS COMBINED WITH A MODEL, THE RESIDENTIAL UNIT SHALL BE CONVERTED, AS NECESSARY, TO ITS INTENDED RESIDENTIAL USE PRIOR TO THE CONVEYANCES OF THE COMBINED MODEL BUILDING/SALES CENTER TO THE PURCHASER, AND ANY TEMPORARY ACCOMMODATION, SUCH AS MODIFIED LANDSCAPING, DRIVEWAYS OR WALKWAYS MUST BE REMOVED AND RESTORED AS OTHERWISE APPROVED BY THE PLANNING BOARD.
7. THE SALES AND CONSTRUCTION TRAILERS SHALL BE SERVICED BY ELECTRICITY AND TELEPHONE. WATER AND WASTEWATER SHALL BE SELF CONTAINED WITHIN TRAILERS. A TANK TO COLLECT THE WASTE WATER WILL BE LOCATED UNDER THE TRAILER. THE WASTE WATER WILL BE COLLECTED BY "MR. JOHN" ON A WEEKLY BASIS OR AS NEEDED.
8. EXTERIOR WALL-MOUNTED LED LIGHTING SHALL BE PLACED TO ILLUMINATE FRONT AREAS OF SALES & CONSTRUCTION TRAILERS. 3 LIGHTS PER TRAILER - 6 TOTAL THE LIGHTS WILL ONLY BE ON DURING BUSINESS HOURS.
9. THE DEVELOPER SHALL BE REQUIRED TO REMOVE ANY IMPROVEMENTS ASSOCIATED WITH THE TEMPORARY CONSTRUCTION TRAILER AND RESTORE THE SITE IN ACCORDANCE WITH THE FINAL CONSTRUCTION, GRADING AND LANDSCAPE PLANS.
10. THE FREE STANDING SIGN WILL NOT EXCEED 24 SQUARE FEET.
11. THE FREE STANDING SIGN WILL NOT BE LIT.
12. THERE WILL BE NO ADDITIONAL SIGNAGE, EITHER ONSITE OR OFFSITE ASSOCIATED WITH THE SALES CENTER.
13. A 6' X 6' CANOPY WILL BE INSTALLED AT THE ENTRANCE OF THE SALES TRAILER. THERE WILL BE NO LETTERS OR WORDS ON THE SALES CENTER CANOPY.
14. LANDSCAPE PLANTINGS WILL BE ADDED TO BUFFER THE VIEWS FROM THE PARKING AREAS AND THE CONSTRUCTION TRAILER. THE PLANTINGS SHOULD BUFFER THE VIEWS OF THE ADJOINING PROPERTIES.
15. THE SITE WILL BE LANDSCAPED TO THE APPROVAL OF THE TOWNSHIP LANDSCAPE ARCHITECT AFTER HE AND THE APPLICANT'S REPRESENTATIVE MAKE A ON-SITE INSPECTION.
16. THE INSTALLED LANDSCAPING WILL BE APPROVED BY THE TOWNSHIP LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF APPROVAL FOR THE SALES TRAILER.
17. THE TEMPORARY CONSTRUCTION TRAILER AND SIGN SHALL BE PERMITTED FOR ONE YEAR UNLESS EXTENSIONS ARE GRANTED BY THE TOWNSHIP CONSTRUCTION OFFICIAL.
18. CONDITION OF APPROVAL. §16-6.8E.3 STATES, THERE SHALL BE AT LEAST ONE WORKING TELEPHONE IN THE TRAILER. THE APPLICANT IS REQUIRED TO INSTALL A TEMPORARY PHONE CONNECTION FOR LANDLINE PHONE WITHIN THE TRAILER.
19. THE APPLICANT IS REQUIRED TO RESTORE THE LOCATION OF THE TEMPORARY CONSTRUCTION AND SALES TRAILER WITH THE IMPROVEMENTS AND PLANTINGS AS IDENTIFIED ON THE SITE PLANS.

0' 15' 30' 60' 90'
GRAPHIC SCALE
1" = 30'

Sales & Construction Trailer

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE: September 10, 2020
SCALE: 1" = 30'
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
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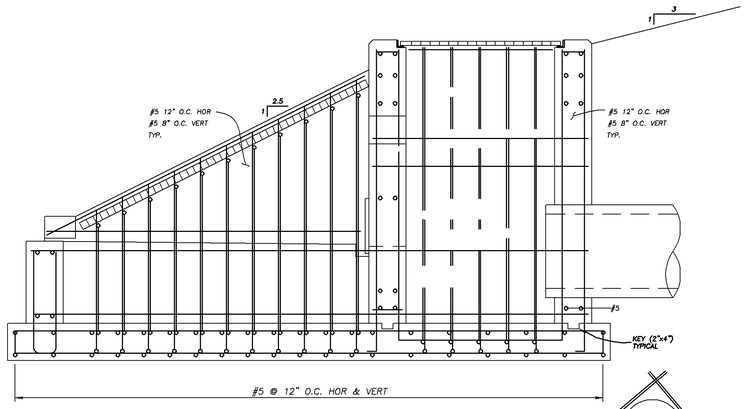
(908)-359-0989 Fax (908)-359-4118
BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 15.0

STANDARD SOMERSET COUNTY DETAILS

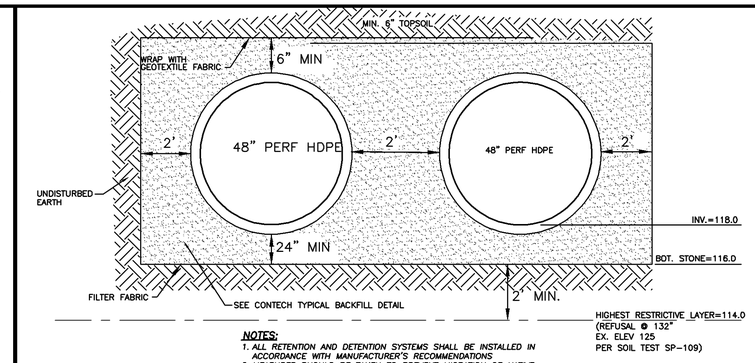


OUTLET STRUCTURE REINFORCEMENT W/ WING WALLS (GENERIC)

SHOP DRAWINGS TO BE SUBMITTED TO TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

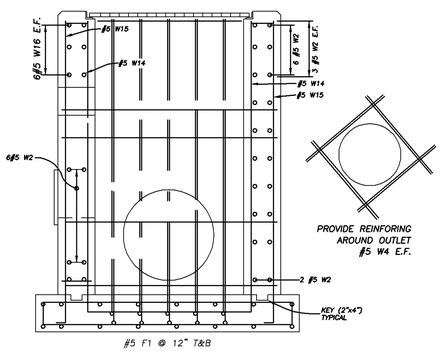
SOMERSET COUNTY CONSTRUCTION NOTES:

1. A DURABLE, WATERPROOF, COLORED, ARCHITECTURAL COATING SHALL BE USED ON ALL EXPOSED SURFACES OF THE OUTLET STRUCTURE AS DEFINED IN THE SOMERSET COUNTY SUPPLEMENTAL SPECIFICATIONS AS CLASS 6, SPECIAL FINISH. ALL EXPOSED SURFACES SHALL FIRST BE GIVEN A CLASS 2 FINISH. COATING SHALL THEN BE APPLIED IN TWO COATS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. COATING SHALL BE A COLORED ACRYLIC BASED STAIN SPECIALLY INTENDED FOR SEALING AND PROTECTING CONCRETE. COATING SHALL BE A STOCONCRETE STAIN, PRODUCT CR648, MANUFACTURED BY THE STO CORP, OR APPROVED EQUAL. PRIOR TO COATING ALL SPECIFIED SURFACES, THE AREA TO BE COATED SHALL BE CLEANED OF ALL LAITANCE BY A 2000 PSI MINIMUM POWER WASH ROTATING-NOZZLE WATER JET.
2. FILTER FABRIC SHALL OVERLAP 6" IN SHINGLE FASHION WHEN ONE OR MORE SECTION IS REQUIRED TO ENCLOSE THE AGGREGATE.
3. THE FILTER FABRIC SHALL BE WRAPPED AND TIED WITH WIRE OR NYLON TWINE OR OTHERWISE TIGHTLY SECURED AROUND THE HORIZONTAL INFLOW PIPE WHERE THE PIPE PROTRUDES THOUGH THE FABRIC



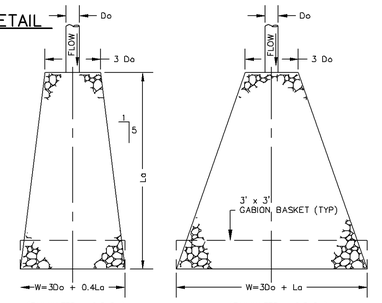
NOTES:
1. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.

TYPICAL DETENTION GALLERY DETAIL
NOT TO SCALE

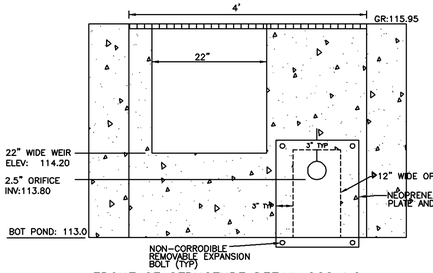


OUTLET STRUCTURE REINFORCEMENT WITHOUT WING WALLS (GENERIC)

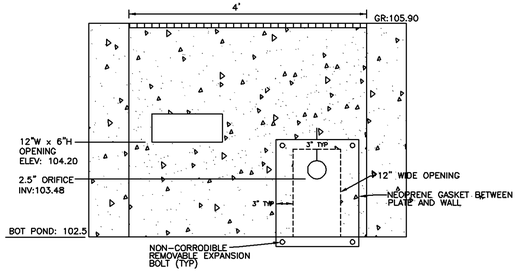
SHOP DRAWINGS TO BE SUBMITTED TO TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO FABRICATION.



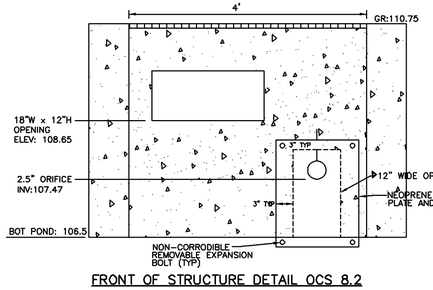
RIP RAP CONDUIT OUTLET PROTECTION
NOT TO SCALE



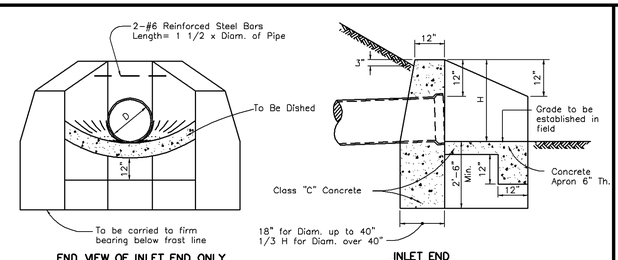
FRONT OF STRUCTURE DETAIL OCS 1.2
NOT TO SCALE



FRONT OF STRUCTURE DETAIL OCS 5.1
NOT TO SCALE

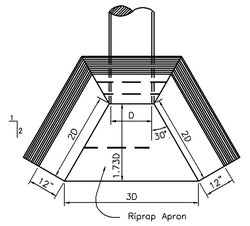


FRONT OF STRUCTURE DETAIL OCS 8.2
NOT TO SCALE



END VIEW OF INLET END ONLY

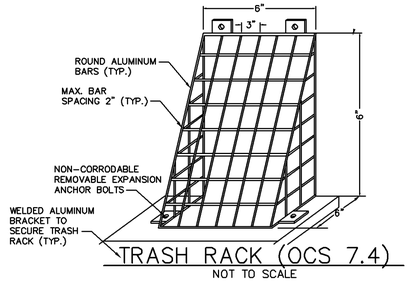
INLET END



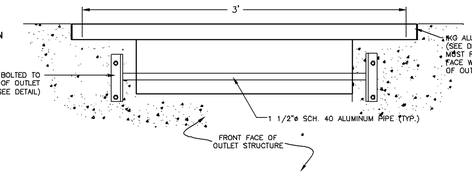
PLAN

HEADWALL QUANTITY IN CUBIC YARDS		
PIPE SIZE	CORR. STEEL PIPE	REINF. CONC. PIPE
12"	1.40 C.Y.	1.40 C.Y.
15"	1.70 C.Y.	1.70 C.Y.
18"	2.10 C.Y.	2.10 C.Y.
21"	2.50 C.Y.	2.50 C.Y.
24"	2.90 C.Y.	2.90 C.Y.
27"	3.30 C.Y.	3.40 C.Y.
30"	3.70 C.Y.	3.80 C.Y.
36"	4.70 C.Y.	4.80 C.Y.
42"	5.80 C.Y.	5.30 C.Y.
48"	7.60 C.Y.	8.40 C.Y.
54"	9.70 C.Y.	10.70 C.Y.
60"	12.20 C.Y.	13.40 C.Y.
66"	15.00 C.Y.	16.40 C.Y.
72"	18.10 C.Y.	19.90 C.Y.

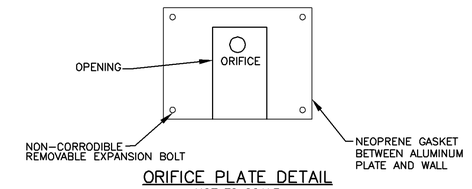
CONCRETE HEADWALL
NOT TO SCALE



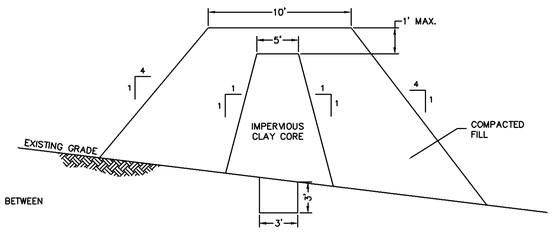
TRASH RACK (OCS 7.4)
NOT TO SCALE



OUTLET STRUCTURE WEIR TRASH RACK DETAIL
NOT TO SCALE

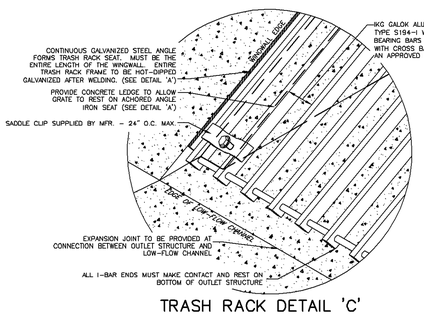


ORIFICE PLATE DETAIL
NOT TO SCALE

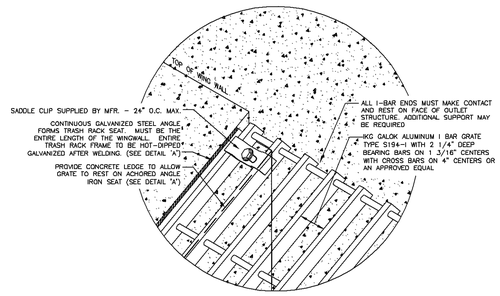


CLAY CORE
NOT TO SCALE

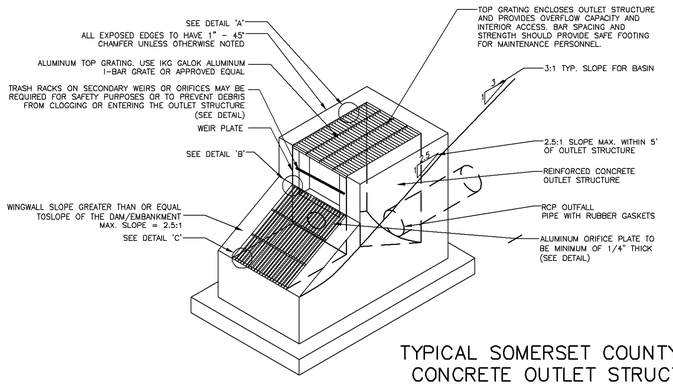
OR VIN'YL LINER AS APPROVED BY TOWNSHIP ENGINEER.



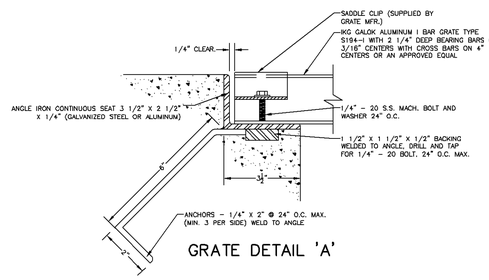
TRASH RACK DETAIL 'C'
NOT TO SCALE



TRASH RACK DETAIL 'B'
NOT TO SCALE



TYPICAL SOMERSET COUNTY REINFORCED CONCRETE OUTLET STRUCTURE DETAIL
NOT TO SCALE



GRATE DETAIL 'A'

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Basin/Signage Details
Prepared For
Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey

DATE: April 14, 2020
SCALE: ~
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16-09-Mont

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

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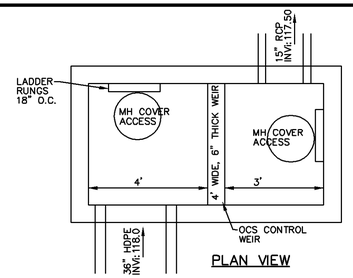
BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

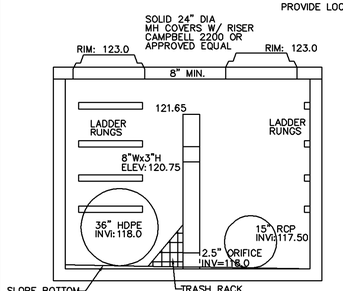
SHEET NUMBER: 16.0.1



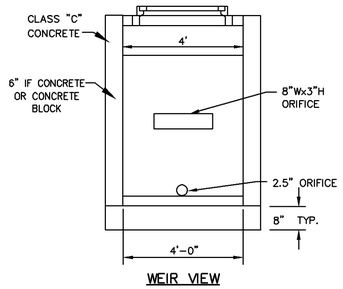
PLAN VIEW

PROVIDE LOCKING COVERS

SOLID 24" DIA
MH COVERS W/ RISER
CAMPBELL 2200 OR
APPROVED EQUAL



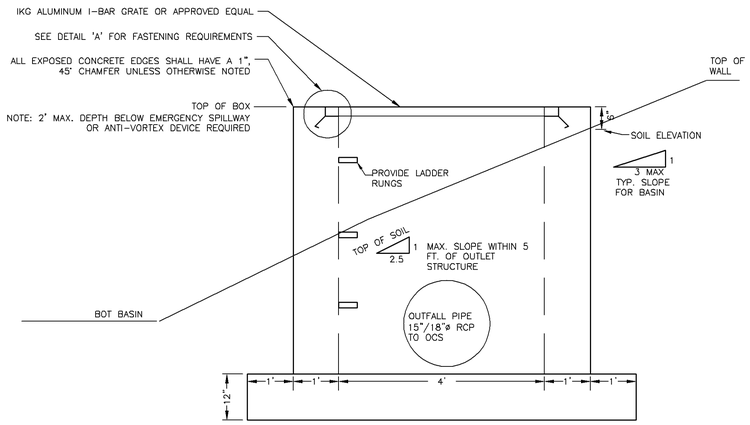
SECTION VIEW



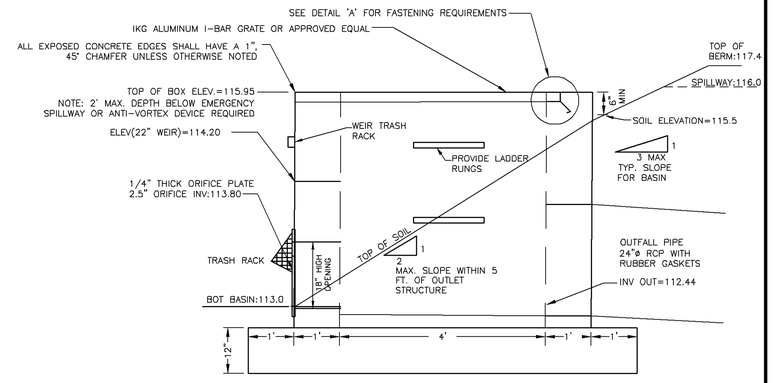
WEIR VIEW

NOTE: SHOP DRAWINGS TO BE PROVIDED TO TOWNSHIP ENGINEER FOR REVIEW

OUTLET CONTROL STRUCTURE 7.4

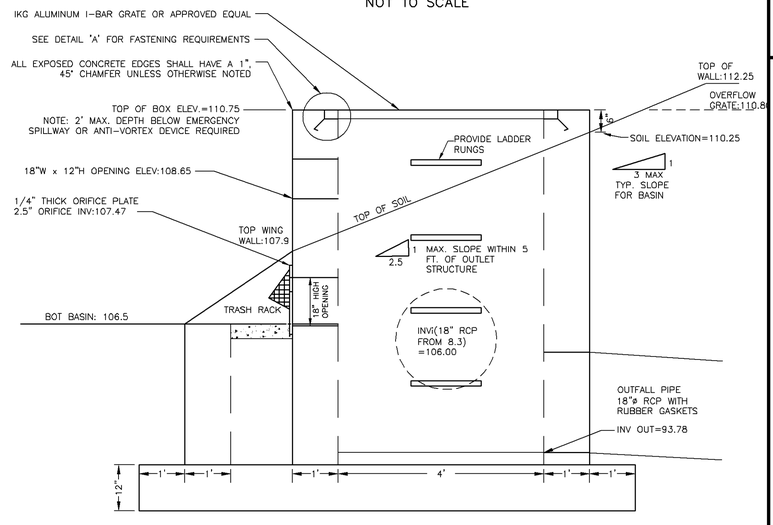


SIDE VIEW OF OVERFLOW STRUCTURE
(TYP. FOR STRUCTURES 5.3 & 8.3)
NOT TO SCALE

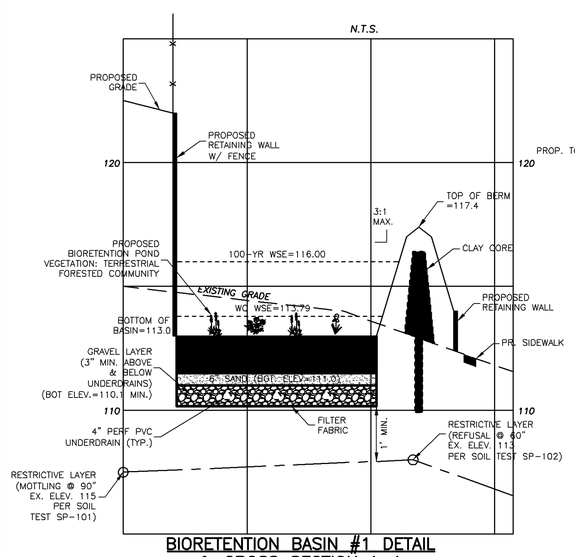


SIDE VIEW OF OUTLET STRUCTURE OCS 1.2
NOT TO SCALE

SIDE VIEW OF OUTLET STRUCTURE OCS 5.1
NOT TO SCALE

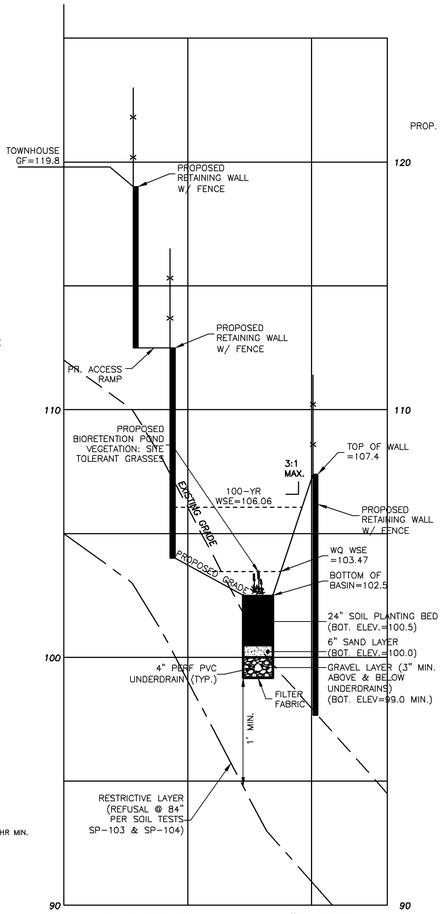


SIDE VIEW OF OUTLET STRUCTURE OCS 8.2
NOT TO SCALE



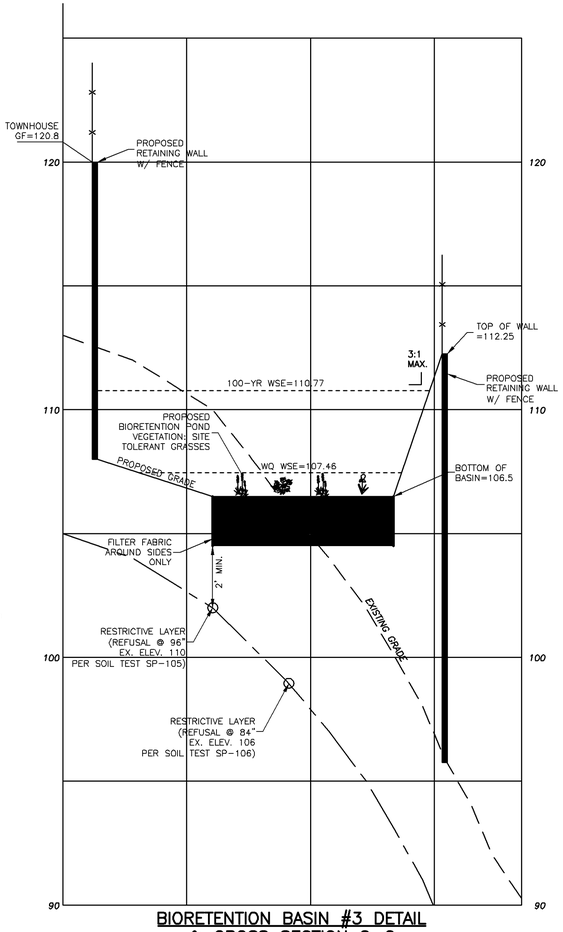
BIORETENTION BASIN #1 DETAIL
& CROSS SECTION A-A

SCALE: 1"=30' (HOR.)
1"=3' (VERT.)



BIORETENTION BASIN #2 DETAIL
& CROSS SECTION B-B

SCALE: 1"=30' (HOR.)
1"=3' (VERT.)



BIORETENTION BASIN #3 DETAIL
& CROSS SECTION C-C

SCALE: 1"=30' (HOR.)
1"=3' (VERT.)

BIORETENTION BASIN NOTES

UNDERDRAINS TO BE SCHEDULE 40 PVC IN ACCORDANCE WITH AASHTO M278. PIPE SHOULD HAVE A MINIMUM OF 3/8 DIAMETER PERFORATIONS AT 6" CENTERS WITH FOUR PERFORATIONS PER ANNULAR ROW. CLEANOUTS TO BE NON PERFORATED.

SAND MUST MEET THE SPECIFICATIONS FOR CLEAN MEDIUM AGGREGATE CONCRETE SAND IN ACCORDANCE WITH AASHTO M-6 OR ASTM C-33.

GRAVEL TO BE 0.5" TO 1.5" CLEAN BROKEN STONE OR PEA GRAVEL (AASHTO M-43)

PLANTING SOIL BED MATERIAL SHALL CONSIST OF THE FOLLOWING MIX, BY WEIGHT:
- 85 TO 95 PERCENT SANDS, WITH NO MORE THAN 25% OF THE SANDS AS FINE OR VERY FINE SANDS
- NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT
- THE ENTIRE MIX SHALL THAN BE AMENDED WITH 3% TO 7% ORGANICS
- THE MATERIALS pH SHOULD RANGE FROM 5.5 TO 6.5
- THE MATERIAL SHALL BE PLACED IN 12" TO 18" LIFTS

AN IN-SITU PERMEABILITY TEST WILL BE PERFORMED ON THE MATERIAL TO ASSURE THE PERMEABILITY RATE OF 2"/HR MIN.

FILTER FABRIC TO BE WOVEN FILTER FABRIC, MIRAFI FW SERIES OR APPROVED EQUAL.

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Basin/Signage Details

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
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PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

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SCALE: ~
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

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BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 16.0.2

GENERAL NOTES FOR SOIL EROSION & SEDIMENT CONTROL PLANS

1. All soil erosion and sediment control measures applicable to this project will be in accordance with "Standards for Soil Erosion and Sediment Control in New Jersey" adopted, revised April 1987, by the New Jersey Soil conservation Committee.
2. These standards will specifically apply to all:

   Temporary and Permanent Revegetation
   Land Grading
   Diversions
   Sending
3. All sediment and erosion control practices to be installed prior to any major soil disturbances or in their proper sequence and maintained until permanent protection is established.
4. Permanent revegetation for all exposed areas will commence ten (10) days after final grading or if areas are to be rough or stockpiles of soil, or exceed thirty (30) days, temporary revegetation will be required and protection by a berm at the base of the pile, if necessary. Mulch to be used as necessary for protection until seeding is established.
5. All sediment filter control will be in place prior to grading operations and installation of utilities.
6. Use topsoil to create diversion berms rather than stockpiling.
7. The fill material shall be taken from the site and it shall be free of woody vegetation, roots, stones over 6", or other objectionable material. Areas on which fill is to be placed shall be scarified prior to placement of fill. The fill material shall contain sufficient moisture for proper compaction.
8. All disturbed areas shall remain in rough graded condition and temporarily seeded and/or mulched until proper weather conditions exist for establishment of permanent vegetative cover.
9. Protected inlets are to be cleaned of excessive silt accumulation if and when necessary.
10. A subbase course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas.
11. Contractor shall construct and maintain construction tracking filters throughout duration of project.
12. The General Contractor shall be responsible for construction and maintenance of soil erosion facilities during construction.
13. After the project has been completed, the General Contractor shall have the responsibility for insuring that all permanent soil erosion and sediment control measures are in proper working conditions and that all temporary soil erosion and sediment control measures have been removed or replaced by permanent controls.
14. All disturbed areas that will be left exposed more than 30 days, and not subject to construction traffic, will immediately receive a temporary seeding. If the season prevents the establishing of a temporary cover, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2 tons per acre, according to the State standards.
15. Soil Erosion and Sediment Control shall include, but not be limited to, the above measures. The General Contractor shall be responsible for correcting any omissions, errors, or subsequent field operations which might deviate from the intent of this law. The General Contractor shall correct said omissions, errors or filed operations immediately and in accordance with the New Jersey Standards for Soil Erosion and Sediment Control.
16. Seedbed preparation shall conform to Section 3.11, et al., in the "Standards for Soil Erosion and Sediment control in New Jersey".
17. A subbase course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the subbase shall be installed within 15 days of the preliminary grading.
18. Immediately following initial disturbances or rough grading, all critical areas subject to erosion (i.e. steep slopes and roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of two (2) tons per acre, according to State standards.
19. Any steep slopes receiving pipeline installation will be backfilled and stabilized daily, as the installation proceeds (i.e. slopes greater than 3.1).
20. Traffic control standards require the installation of a tracking pad of size no. 2 or 3 stone at all construction driveways, immediately after initial site disturbance. (See detail).
21. In accordance with the Standard for Permanent Vegetative Cover for Soil Stabilization, any soil having a pH of 4 or less or containing sulfides shall be covered with a minimum of 12 inches of soil having a pH of 5 or more prior to seedbed preparation.
22. The Somerset–Union Soil Conservation District, 308 Milltown Road, Bridgewater, New Jersey, shall be notified in writing 48 hours prior to construction.
23. At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover.

    If the removal or treatment of the soil will not provide suitable conditions, non–vegetative means of permanent ground stabilization will have to be employed.
24. In that N.J.S.A. 4:24 et seg. requires that no Certificates of Occupancy be issued before the provisions of the certified plan for soil erosion and sediment control have been complied with for permanent measures, all site work for site plans and all work around individual lots in subdivisions, will have to be completed prior to the District issuing a Report of Compliance for the issuance of a Certificate of Occupancy by the municipality.

AGRONOMIC RECOMMENDATIONS

Seed, fertilize, lime and topsoil (if required) all scalped areas immediately after finished grading is completed. Lime and fertilize recommendations are as follows or according to results of soil tests:

a. Fertilizer to be applied at the rate of 600 lbs. per acre, 10–20–10.

b.. Temporary Seeding: (Ryegrass) – 5/15–8/15 and 10/1–3/1

   Lime: 2 tons per acre ground area
   Fertilizer: 600 lbs. per acre 10–20–10
   Seed: 40 lbs. Per acre

c. Permanent Seeding: (Not to be applied during periods of 5/15–8/15 and 10/1–3/1)

   Lime: 2 tons per acre ground area
   Fertilizer: 600 lbs. per acre 10–20–10
   Seed: 40 lbs. per acre
   Mix: Spreading Fescue at 15 lbs./ac.
   Chewing Red Fescue at 15 lbs.
   Kentucky Bluegrass at 25 lbs./ac.
   Perennial Ryegrass at 10 lbs./ac.

MINIMUM STABILIZATION REQUIREMENTS

I. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance. All grading should be done in accordance with Standards for Land Grading, p. 4.11.

B. Install needed erosion control practices and facilities such as diversion, m grade stabilization structures, channel stabilization measures, sediment basins and waterways.

II. Seedbed Preparation

A. Apply limestone and fertilizer according to soil test recommendations such as those offered by Rutgers University soil Testing Laboratory. Soil sample mailers are available from the local Cooperative Extension Service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10–20–10 or equivalent. In addition, 300 pounds 38–0–0 per acre or equivalent of slow release nitrogen may be used in lieu of topdressing (see page 3.2.7, section IV). Apply limestone (equivalent to 50 percent calcium plus magnesium oxides) as follows.

SOIL TEXTURE	TONS/ACRE	LBS./1,000 SQ
Clay, clay loam and high organic soil	4	180
Sandy loam, loam, silt loam	3	135
Loamy sand, sand	2	90

Pulverized dolomitic limestone is preferred for most soils south of the New Brunswick–Trenton line.

B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.

C. Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces of concrete, clods, lumps or other unsuitable material.

D. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as above.

Acid Soil Conditions

Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before seedbed preparation. The added soil shall be limed as above.

III. Seeding

A. SEE AGRONOMIC RECOMMENDATIONS or use mixture recommended by the Cooperative Extension Service or Soil Conservation Service Which is approved by the soil Conservation District.

B. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill, cultipacker seeder, or hydroseeder. The latter may be justifiable for large, steep areas where conventional vehicles cannot travel. Mulch shall not be included in the tank with the seed. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of ¼ to ½ inch, by raking or dragging. Depth of seed placement may be ¼ inch deeper on coarse textured soil.

C. After seeding, firming the soil with a corrugated roller will assure good seed–to–soil contact, restore capillarity and improve seeding emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

IV. Mulching

Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. (The existence of satisfactory permanent vegetation at the time of project or unit completion shall be deemed as compliance with this mulching requirement.)

A. Mulch materials should be unrotted small grains straw, hay free of seeds or salt hay to be applied at the rate of 1½ to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch–binder (tackifying or adhesive agent), the rate of application must be double the lower rate. Mulch chopper–blowers must not grind the material.

B. Spread uniformly by hand or mechanically so that approximately 75% to 95% of the soil surface will be covered. For uniform distribution of hand–spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.

C. Mulch anchoring should be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes and costs.

1. Peg and Twine – Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss–cross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Nettings – Staple paper, jute, cotton or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
3. Crimper (mulch anchoring tool) – A tractor–drawn implement, somewhat like a disc–harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
4. Liquid Mulch–Binders – May be used to anchor salt hay, hay or straw mulches.

   A. Applications should be heavier at edges where wind catches the mulch, in valleys and at crests of banks. Remainder of area should be uniform in appearance.

   B. Use on of the following:

   1. Organic and Vegetable Based Binders – Naturally occurring, powder based, hydrophilic materials that mixed with water formulates a gel when applied to mulch under satisfactory curing conditions will form membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phyto–toxic effect or impede growth of turfgrass. Vegetable based gels shall be applied at rates and weather conditions recommended by manufacturer.
   2. Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates and weather conditions recommended by manufacturer and remain tacky until germination of grass.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

D. Wood–fiber or paper–fiber mulch at the rate of 1,500 pounds per acre may be applied by a hydroseeder. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

V. Irrigation (where feasible)

If soil moisture is deficient, and mulch is not used, supply new seedings with adequate water (a minimum of ¼ inch twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

VI. Topdressing*

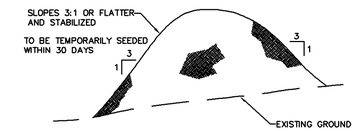
A. Spring seedings will require an application of fertilizer such as 10–10–10 or equivalent at 400 pounds per acre or 10 pounds per 1,000 square feet between September 1 and October 15.

B. Fall seedings will require the above between March 15 and May 1.

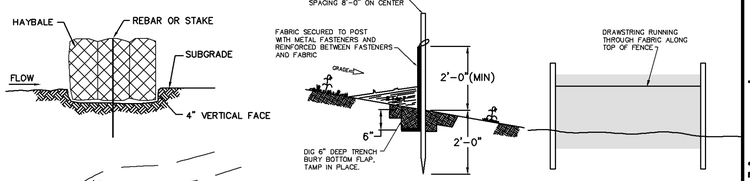
C. Mixtures dominated by weeping lovegrass or legumes may not need topdressing.

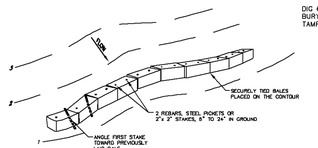
D. Bermudagrass should be topdressed before August 15.

*If slow release nitrogen (300 pounds 38–0–0 per acre or equivalent) is used in addition to suggested fertilizer, this follow–up of topdressing is not mandatory).



TOPSOIL STOCKPILE DETAIL
NOT TO SCALE

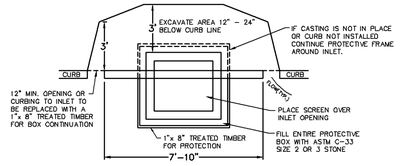




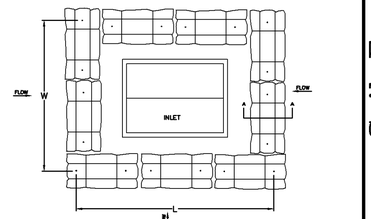
PLACEMENT AND ANCHORING DETAIL
BALE SEDIMENT BARRIERS
NOT TO SCALE

NOTES:
1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 25–2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1¾ INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND A LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACES FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAIL OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY THE POSTS. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NOT TO SCALE



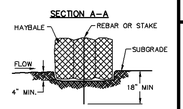
SEDIMENT TRAP INLET
NOT TO SCALE



DIMENSIONS

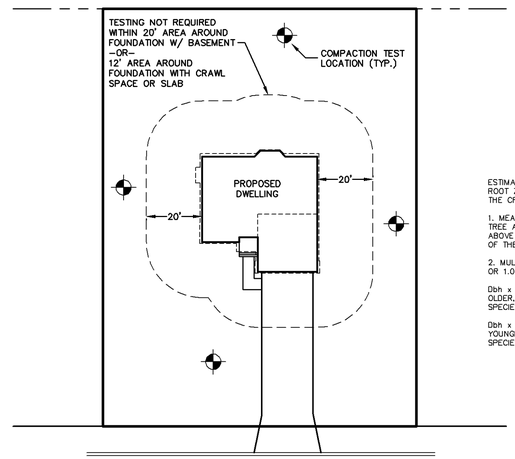
INLET	LENGTH(L)	WIDTH(W)
"A"	16 FT.	8 FT.
"B"	16 FT.	16 FT.
"E"	16 FT.	16 FT.

SECTION A–A



NOTES:
1. PLACE STORM SEWER INLET PROTECTION AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN
2. ALL BALES SHALL BE SECURELY TIED AND PLACED AS SHOWN WITH TIGHTLY ABUTTING THE ADJACENT BALES.
3. EACH BALE SHALL BE EMBEDDED IN THE SUBGRADE A MINIMUM OF 4".
4. EACH BALE SHALL BE SECURELY ANCHORED IN PLACE BY TWO #4 REBARS OR 2"x 2" WOODEN STAKES DRIVEN THROUGH THW BALES AND INTO THE GROUND A MINIMUM OF 1–1/2". THE FIRST ROD IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
5. IF BALES CANNOT BE STAKED THEY SHALL BE TIED TOGETHER WITH HEAVY TWINE.
6. INSPECT HAYBALE INLET FILTERS AFTER EACH RAINSTORM. REPAIR OR REPLACE ANY DAMAGED HAYBALES. SILT SHALL BE REMOVED AFTER EACH STORM.

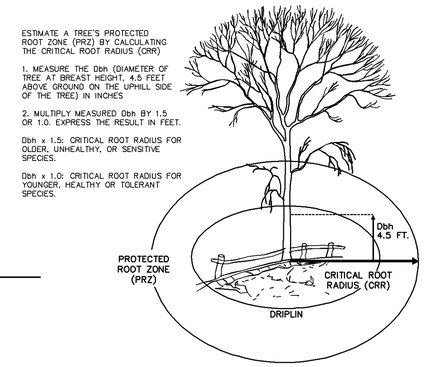
HAYBALE INLET FILTER
NOT TO SCALE



SINGLE FAMILY DWELLING

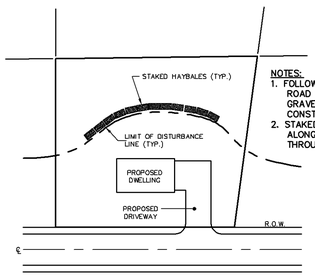
TYPICAL SOIL COMPACTION TESTING LOCATIONS
NOT TO SCALE

NOTE:
LOCATIONS ARE TO BE SET AT AN INTERVAL OF A LEAST ONE TEST PER ½ ACRE FOR PROJECTS 1 ACRE OR LAGER. FOR PROJECTS LESS THAN ONE ACRE, AT LEAST TWO TESTS ARE REQUIRED REGARDLESS OF THE SIZE.



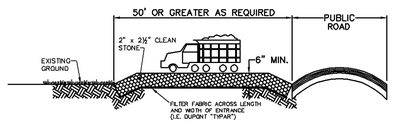
ROOT PROTECTION DURING CONSTRUCTION DETAIL
NOT TO SCALE

CONSTRUCTION FENCE DETAIL
NOT TO SCALE

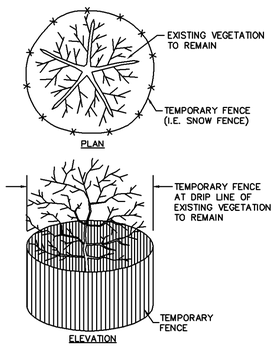


NOTES:
1. FOLLOWING THE INSTALLATION OF THE ROAD SUBASE DRIVEWAYS ARE TO BE GRAVELED BEFORE THE START OF HOUSE CONSTRUCTION.
2. STAKED HAYBALES SHALL BE LOCATED ALONG THE DOWNSLOPE SIDE ALL THROUGHOUT CONSTRUCTION.

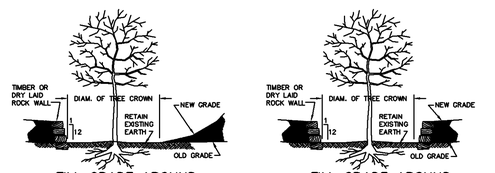
TYPICAL LOT DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

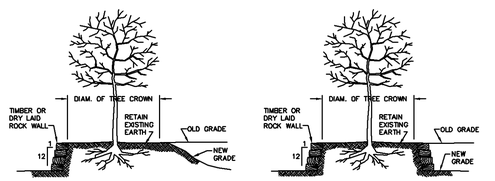


TREE PROTECTION BARRIER DETAIL
NOT TO SCALE



FILL GRADE AROUND EXISTING TREES
NOT TO SCALE

FILL GRADE AROUND EXISTING TREES
NOT TO SCALE



CUTTING GRADE AROUND EXISTING TREES
NOT TO SCALE

CUTTING GRADE AROUND EXISTING TREES
NOT TO SCALE

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Soil Erosion and Sediment Control Details

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery

Somerset County ~ New Jersey

AUTH.	DATE	REVISIONS
D.J.S.	02/10/21	PER REVIEWING AGENCIES LETTERS
D.J.S.	06/04/21	PER REVIEWING AGENCIES LETTERS

DATE: April 14, 2020
SCALE: ~
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB #: 16–09–Mont

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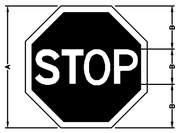
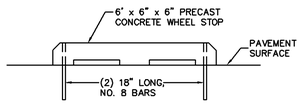
SHEET NUMBER: 16.1



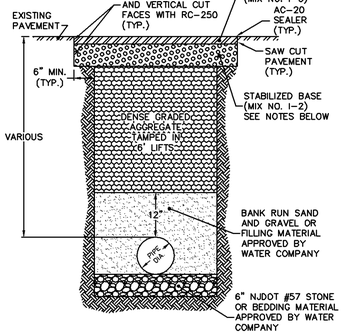
COLOR: LEGEND AND BORDER — WHITE (REFLECTORIZED)
BACKGROUND — RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS A	B		SERIES	BORDER	BLANK STD.
24x24	24	8	10	C	5/8	B1-24
30x30	30	10	12½	C	3/4	B1-30
36x36	36	12	15	C	7/8	B1-36
48x48	48	16	20	C	1¼	B1-48

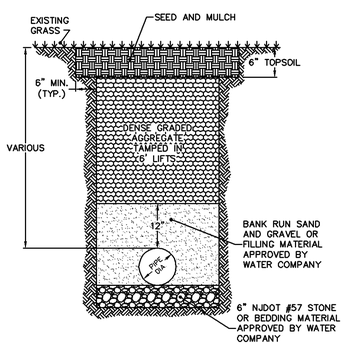
STOP SIGN (R1-1)
NOT TO SCALE



PRECAST CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



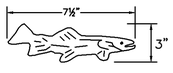
IN PAVED AREA



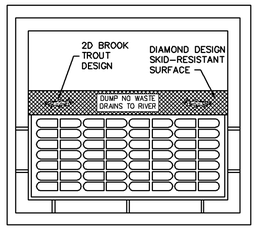
IN GRASS AREA

NOTES:
4" FOR ALL LOCAL ROADS
5" FOR ALL COLLECTOR ROADS
6" FOR ALL ARTERIAL ROADS

WATER MAIN TRENCH RESTORATION DETAIL
MONTGOMERY TOWNSHIP
NOT TO SCALE

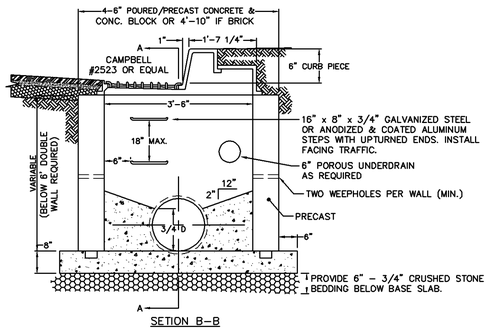


3D BROOK TROUT DESIGN

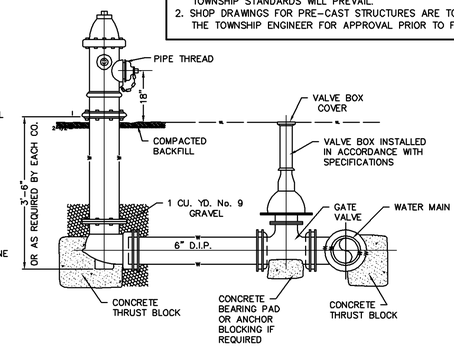


CAMPBELL FOUNDRY COMPANY
FRAME NO. 2818 OR APPROVED EQUAL

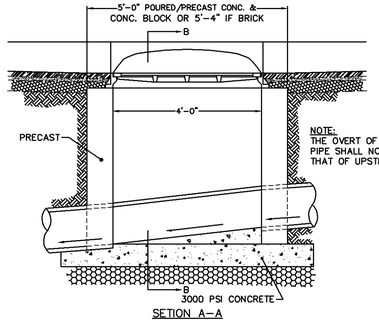
CAMPBELL FOUNDRY CURB PIECE TYPE 'N-ECO'
NOT TO SCALE



SETION B-B

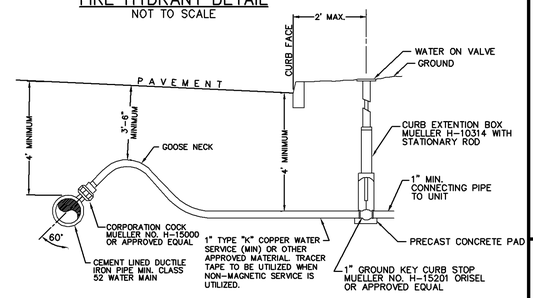


FIRE HYDRANT DETAIL
NOT TO SCALE

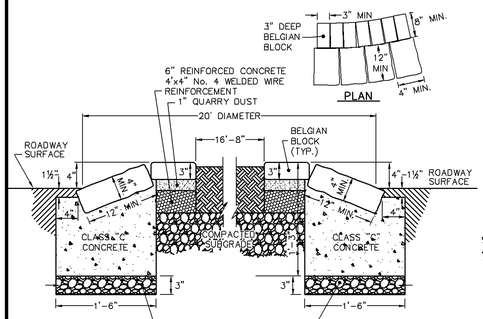


SETION A-A

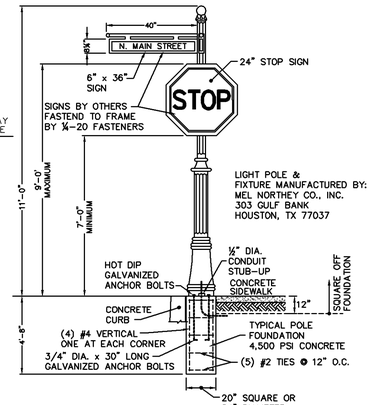
STORM DRAINAGE INLET TYPE "B"
NOT TO SCALE



WATER SERVICE CONNECTIONS
NOT TO SCALE

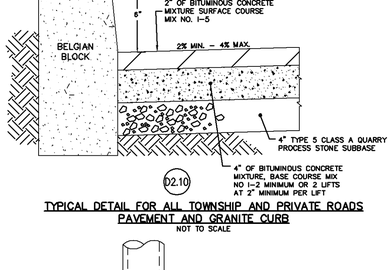


MOUNTABLE CURBED ISLAND DETAIL
NOT TO SCALE

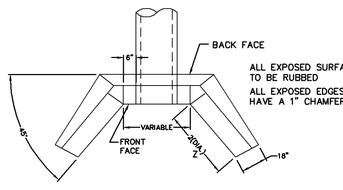


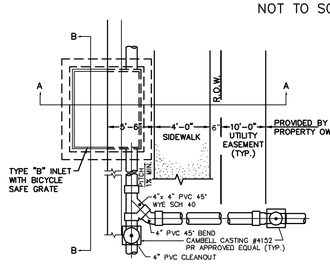
ELEVATION

TYPICAL STREET/STOP SIGN DETAIL-TYPE (A/B)
NOT TO SCALE

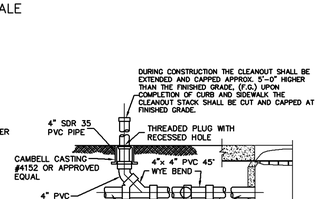


TYPICAL DETAIL FOR ALL TOWNSHIP AND PRIVATE ROADS PAVEMENT AND GRANITE CURB
NOT TO SCALE

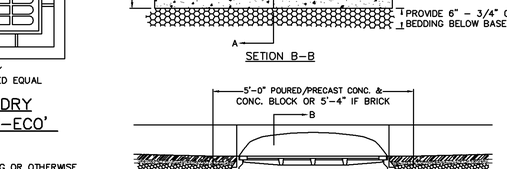




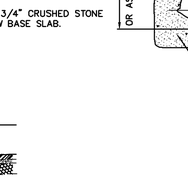
PLAN VIEW



SECTION B-B

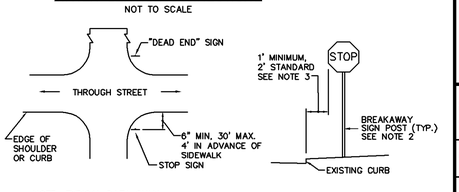


SECTION A-A



D1.13

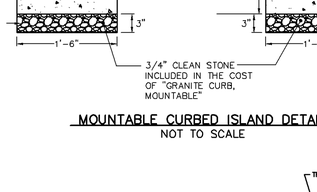
DRAINAGE DISCHARGE HEADER DETAIL
NOT TO SCALE



NOTE: TYPICAL DATA ONLY
SEE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR ALL SIGNS NOT SHOWN, AND/OR ADDITIONAL DETAILS

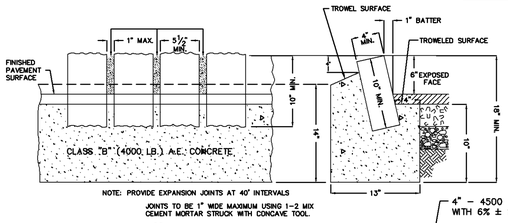
1. ALL SIGNS ARE TO BE ALODINED ALUMINUM 0.080 GAUGE UP TO 6.25 S.F. : 0.100 GAUGE LARGER THAN 6.25 S.F.; THE FACE SHALL BE SCOTCHLITE REFLECTIVE SHEETING OR APPROVED EQUAL HIGH INTENSITY GRADE FOR STOP SIGNS, ENGINEERING GRADE FOR ALL OTHER SIGNS.
2. POSTS SHALL BE THE "EZE ERECT" BREAKAWAY SIGN POST SYSTEM OR APPROVED EQUAL POSTS SHALL BE MADE OF HOT ROLLED RAIL STEEL(ASTM A4779-76); WEIGHT 6.5LB/FT.; FINISH:BAKED GREEN ENAMEL PAINT; LENGTH: BASE POST 3'-6"; SIGN POST 8'-0" TO 10'-0" AS DIRECTED BY THE ENGINEER
3. IN AREAS WITHOUT CURBING THE OUTER EDGE OF SIGN TO BE 6' MINIMUM TO 12' MAXIMUM FROM EDGE OF SHOULDER AS DIRECTED.

TRAFFIC CONTROL SIGNS
NOT TO SCALE



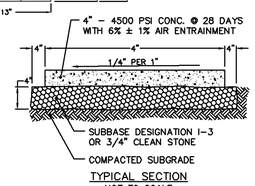
NOTE: THE BOTTOM EDGE OF THE R7-8 SIGN SHALL BE 60 INCHES ABOVE THE PARKING LOT SURFACE

HANDICAP SIGN DETAIL
NOT TO SCALE

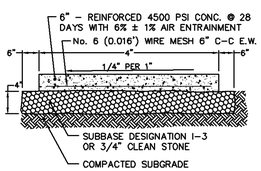


D2.6

BELGIAN BLOCK CURB
NOT TO SCALE



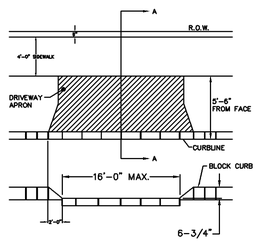
TYPICAL SECTION
NOT TO SCALE

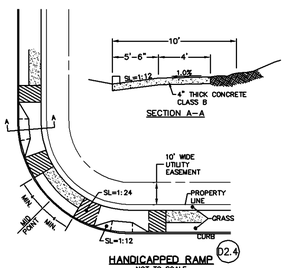


SIDEWALK AT DRIVEWAYS
NOT TO SCALE

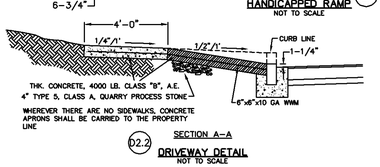
CONCRETE SIDEWALK DETAIL

GENERAL NOTES:
1. CONCRETE TO BE PLACED AND CURED IN ACCORDANCE WITH THE PROCEDURES SPECIFIED HEREIN.
2. BASE COURSE MAY BE OMITTED, IF SUBMITTED, IF SUBGRADE MATERIALS SATISFACTORY TO THE TOWNSHIP ENGINEER.
3. DRIVEWAY APRON TO CONFORM WITH REQUIREMENTS FOR SIDEWALK AT DRIVEWAYS AND DIMENSIONS PER DETAIL R-8.
4. ALTERNATE EXPANSION JOINTS AND CONSTRUCTION JOINTS TO BE PLACED EVERY 8'.
5. ALONG ALL ROADWAYS SIDEWALK SHALL BE CONSTRUCTED 6" FROM THE PROPERTY LINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



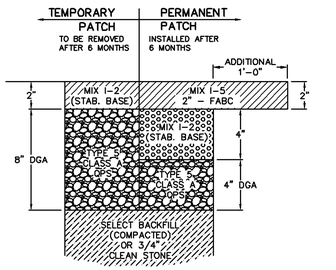


HANDICAPPED RAMP
NOT TO SCALE



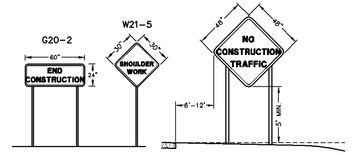
D2.2

DRIVEWAY DETAIL
NOT TO SCALE



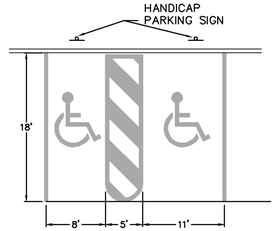
ROAD TRENCH PATCH DETAIL
NOT TO SCALE

NOTE:
PERMANENT TRENCH PATCH TO BE INSTALLED WHEN ENTIRE ROAD WIDTH IS MILLED AND PAVED, 6 MONTHS AFTER TEMPORARY PATCH IS INSTALLED.



1. ALL SIGNS ARE TO BE ALODINED ALUMINUM 0.080 GAUGE UP TO 6.25 S.F. : 0.100 GAUGE LARGER THAN 6.25 S.F.; THE FACE SHALL BE SCOTCHLITE REFLECTIVE SHEETING OR APPROVED EQUAL HIGH INTENSITY GRADE FOR STOP SIGNS, ENGINEERING GRADE FOR ALL OTHER SIGNS.
2. POSTS SHALL BE THE "EZE ERECT" BREAKAWAY SIGN POST SYSTEM OR APPROVED EQUAL POSTS SHALL BE MADE OF HOT ROLLED RAIL STEEL(ASTM A4779-76); WEIGHT 6.5LB/FT.; FINISH:BAKED GREEN ENAMEL PAINT; LENGTH: BASE POST 3'-6"; SIGN POST 8'-0" TO 10'-0" AS DIRECTED BY THE ENGINEER
3. IN AREAS WITHOUT CURBING THE OUTER EDGE OF SIGN TO BE 6' MINIMUM TO 12' MAXIMUM FROM EDGE OF SHOULDER AS DIRECTED.

CONSTRUCTION SIGNS
NOT TO SCALE



USE FOR VAN ACCESSABLE SPACE (SEE SITE PLAN FOR LOCATION)

PARKING SPACE FOR THE HANDICAPPED DETAIL
NOT TO SCALE

GENERAL DETAIL NOTES:
1. ALL CONSTRUCTION DETAILS MUST BE IN ACCORDANCE WITH THE LATEST ENGINEERING STANDARDS. IF DISCREPANCIES EXIST, THE MONTGOMERY TOWNSHIP STANDARDS WILL PREVAIL.
2. SHOP DRAWINGS FOR PRE-CAST STRUCTURES ARE TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

Construction Details
Prepared For
Lot 7 in Block 37003
Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH:	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE: April 14, 2020
SCALE: ~
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-359-0989 Fax (908)-359-4118
BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 16.2

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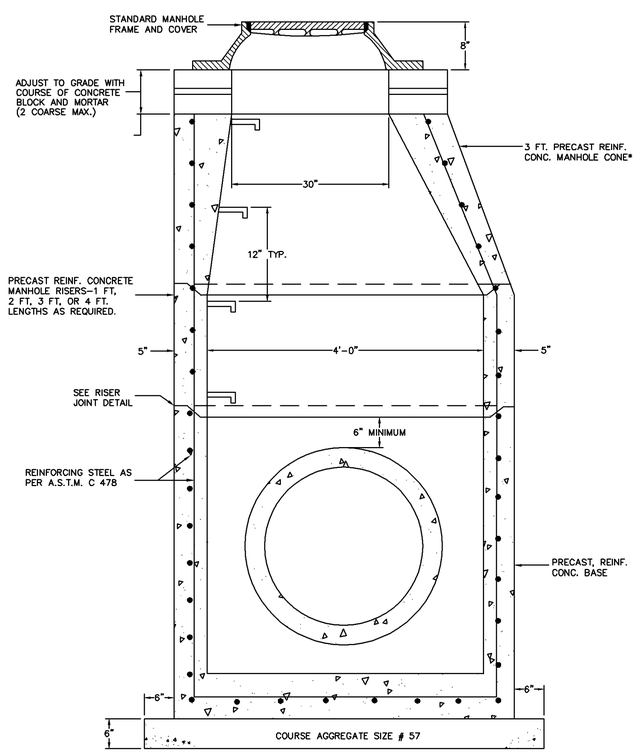
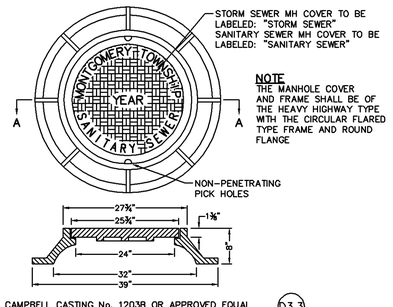
D23



PRECAST STORM MANHOLE

NOT TO SCALE

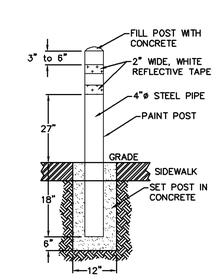


NOTE
THE MANHOLE COVER AND FRAME SHALL BE OF THE HEAVY HIGHWAY TYPE WITH THE CIRCULAR FLARED TYPE FRAME AND ROUND FLANGE

CAMPBELL CASTING No. 1203B OR APPROVED EQUAL (D3.3)

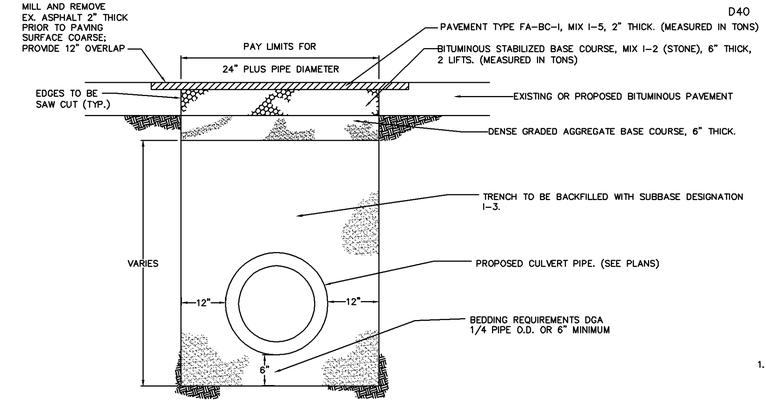
STANDARD MANHOLE COVER DETAIL

NOT TO SCALE



TYPICAL BOLLARD DETAIL

NOT TO SCALE



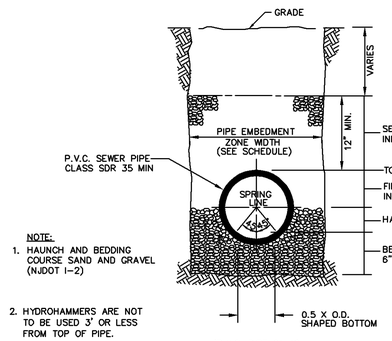
TYPICAL DRAINAGE TRENCH THROUGH EXISTING OR PROPOSED BITUMINOUS PAVEMENT

NOT TO SCALE

D40

TRENCH WIDTH SCHEDULE													
DIA. OF PIPE	8",10",12"	14",15",16"	18"	20",21"	24"	27"	30"	33"	36"	42"	48"	54"
TRENCH WIDTH	3'-0"	3'-8"	4'-0"	4'-3"	4'-6"	4'-10"	5'-0"	5'-6"	5'-8"	6'-3"	6'-10"	7'-6"

IC24



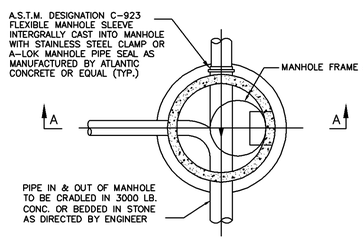
(P.V.C. PIPE ONLY)

NOTE:
1. HAUNCH AND BEDDING COURSE SAND AND GRAVEL (NJDOT I-2)
2. HYDROHAMMERS ARE NOT TO BE USED 3' OR LESS FROM TOP OF PIPE.

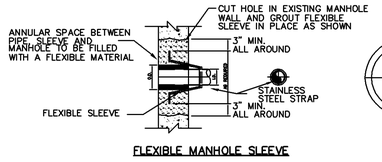
TRENCH NOTES
1. IF THE ABOVE SCHEDULED TRENCH WIDTHS ARE EXCEEDED, THE CONTRACTOR SHALL USE GREATER STRENGTH PIPE OR INSTALL PIPE IN HIGHER CLASS BEDDING, OR BOTH, AS DIRECTED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
2. TRENCH WIDTHS SHALL BE MEASURED AT THE TOP OF THE PIPE.
3. ALL TRENCHES AND EXCAVATIONS ARE TO BE GIVEN THE STEEPEST SIDE SLOPE PRACTICABLE.

STANDARD SANITARY PIPE BEDDING FOR P.V.C. PIPE

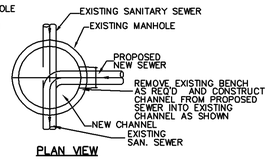
N.T.S.



SECTIONAL PLAN



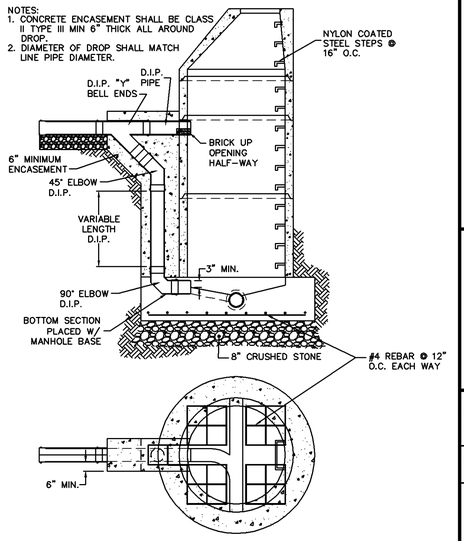
FLEXIBLE MANHOLE SLEEVE



PLAN VIEW

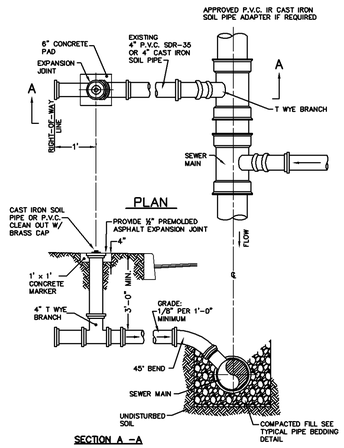
CONNECTION TO EXISTING MANHOLE

NOT TO SCALE



DROP MANHOLE WITH PRECAST BASE

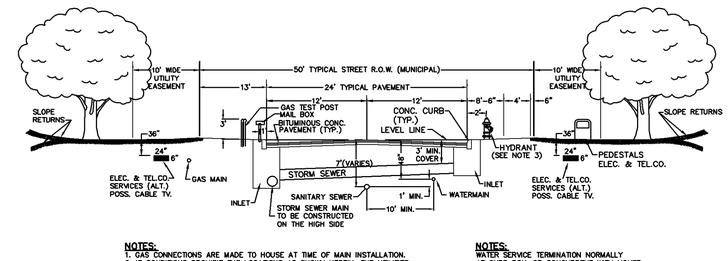
NOT TO SCALE



SECTION A -A

SANITARY SEWER LATERAL & CLEANOUT

NOT TO SCALE



NOTES:
1. GAS CONNECTIONS ARE MADE TO HOUSE AT TIME OF MAIN INSTALLATION.
2. IF CONDITIONS PROHIBIT THE LOCATIONS AS SHOWN HEREIN, THE UTILITIES MAY BE LOCATED ACCORDING TO MUTUAL AGREEMENT OF ALL PARTIES CONCERNED.
3. SPECIFIC DESIGN AND/OR LAYOUT REQUIREMENTS REST SOLELY WITH THE RESPECTIVE UTILITIES.
4. UTILITIES TO BE INSTALLED AT THE COMPLETION OF THE CURBING UPON APPROVAL AND NOTIFICATION OF THE MUNICIPAL ENGINEER.
5. MAIL BOXES TO BE SET IN ACCORDANCE WITH THE FEDERAL REQUIREMENTS OR AS DIRECTED BY THE POSTMASTER GENERAL.

NOTES:
WATER SERVICE TERMINATION NORMALLY AT CURB BOX, OR CONCURRENT WITH HOUSE CONNECTION. HOUSE SERVICE TO MATCH WATER SERVICE DEPTH.

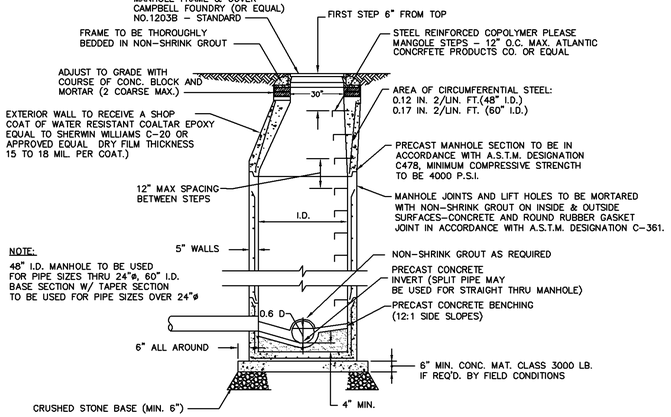
(D2.7)

TYPICAL ROAD SECTION

STANDARD UTILITY LOCATIONS
NOT TO SCALE

TYPICAL BOLLARD DETAIL

NOT TO SCALE

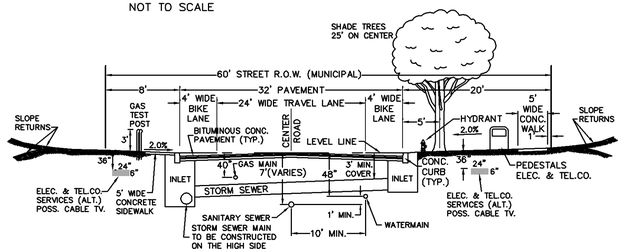


NOTE:
48" I.D. MANHOLE TO BE USED FOR PIPE SIZES THRU 24"ø, 60" I.D. BASE SECTION W/ TAPER SECTION TO BE USED FOR PIPE SIZES OVER 24"ø

SECTION A - A

STANDARD SANITARY MANHOLE DETAIL

NOT TO SCALE

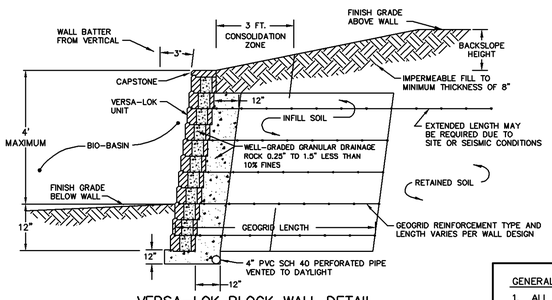


NOTES:
1. GAS CONNECTIONS ARE MADE TO TOWNHOUSES AT TIME OF MAIN INSTALLATION.
2. IF CONDITIONS PROHIBIT THE LOCATIONS AS SHOWN HEREIN, THE UTILITIES MAY BE LOCATED ACCORDING TO MUTUTAL AGREEMENT OF ALL PARTIES CONCERNED.
3. SPECIFIC DESIGN AND/OR LAYOUT REQUIREMENTS REST SOLELY WITH THE RESPECTIVE UTILITIES.
4. UTILITIES TO BE INSTALLED AT THE COMPLETION OF THE CURBING UPON APPROVAL AND NOTIFICATION OF THE MUNICIPAL ENGINEER.

NOTES:
WATER SERVICE TERMINATION NORMALLY AT CURB BOX, OR CONCURRENT WITH HOUSE CONNECTION. HOUSE SERVICE TO MATCH WATER SERVICE DEPTH.

SALISBURY ROAD SECTION

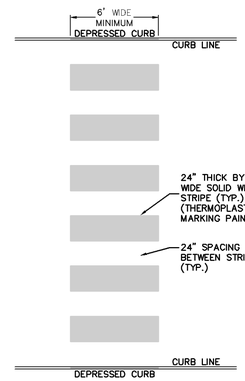
STANDARD UTILITY LOCATIONS
NOT TO SCALE



VERSA-LOK BLOCK WALL DETAIL

NOT TO SCALE

RETAINING WALL ENGINEERED AND CONSTRUCTION DOCUMENTS WITH CALCULATIONS SHALL BE PREPARED AND SIGNED AND SEALED BY A N.J. LICENSED PROFESSIONAL ENGINEER.



STRIPED CROSS WALK DETAIL

NOT TO SCALE

GENERAL DETAIL NOTES:
1. ALL CONSTRUCTION DETAILS MUST BE IN ACCORDANCE WITH THE LATEST ENGINEERING STANDARDS. IF DISCREPANCIES EXIST, THE MONTGOMERY TOWNSHIP STANDARDS WILL PREVAIL.
2. SHOP DRAWINGS FOR PRE-CAST STRUCTURES ARE TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

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REVISIONS	AUTH.	DATE
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JOB # 16-09-Mont

D.S. ENGINEERING, P.C.
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SHEET NUMBER: 16.3

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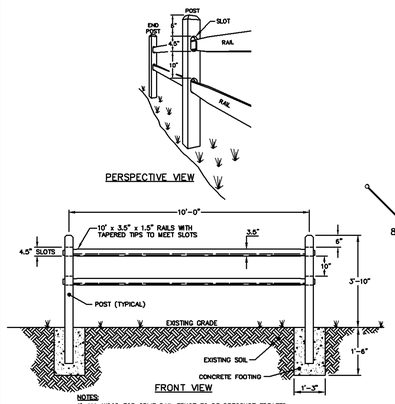
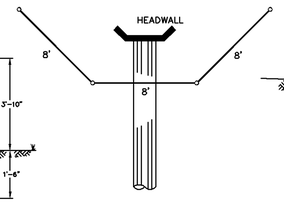


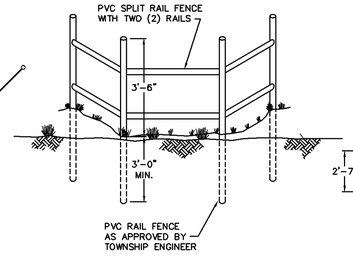
NOTES:
1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2) END POST SHALL BE TERMINAL POST.

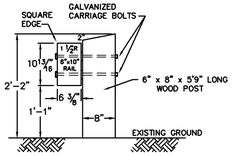
SPLIT-RAIL FENCE DETAIL
NOT TO SCALE



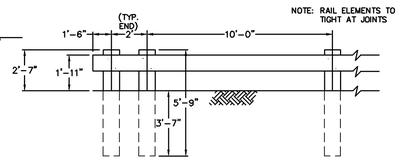
NOTE:
1. PIPE OUTLETS AND HEADWALL INLETS SHALL BE PROTECTED BY FENCE

HEADWALL FENCE PROTECTION
NOT TO SCALE

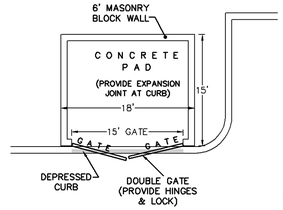




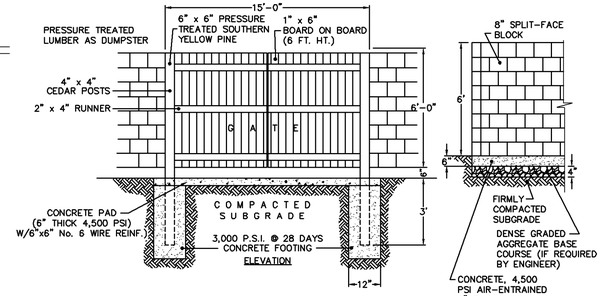
SECTION
LOW TYPE ~ TIMBER GUIDE RAIL
NOT TO SCALE



ELEVATION
TIMBER GUIDE RAIL
LOW TYPE – WOODEN POST
NOT TO SCALE



PLAN
NOT TO SCALE

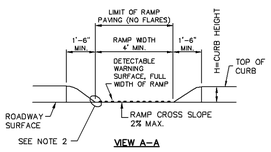


TRASH ENCLOSURE WALL ELEVATION
NOT TO SCALE

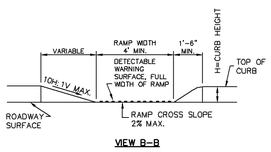
NOTE:
1. ALL TIMBER TO BE PRESSURE TREATED.
2. TWO 6' HIGH BY 10' LONG GATES THAT ARE GALVANIZED STEEL MOUNTED ON 8" DIAMETER x 6' HIGH POSTS IMBEDDED IN CONCRETE 36" DEEP. THE GATES HAVE A BROWN PVC COATED CHAIN LINK FENCE WHICH IS WOVEN WITH PVT SLATS (2X9) BROWN VINYL MESH. THE GATES ARE THE SAME AS GATES USED AT THE BELLE MEAD ANIMAL HOSPITAL.
3. A BUILDING PERMIT FROM THE PRINCETON BUILDING DEPARTMENT WILL BE REQUIRED FOR THE CONCRETE FOOTINGS ON THE TRASH ENCLOSURE. FOOTINGS MUST BE ANALYZED FOR WIND LOAD.

TRASH ENCLOSURE DETAIL
NOT TO SCALE

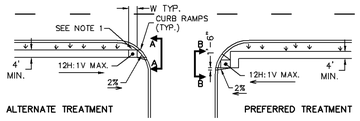
NOTES
1. IF A GRASS BUFFER DOES NOT EXIST, THE THE CURB SHOULD SLOPE EVEN WITH THE GRADE OF THE APPROACH SIDEWALK, SEE TYPE 5A.
2. CURVING OF CURB RAMP TRANSITION AT THE FLUSH CURB TO BE KEPT TO MINIMUM; ANGLE PREFERRED. CURVATURE ENCROACHING INTO THE 4' RAMP WIDTH WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT.



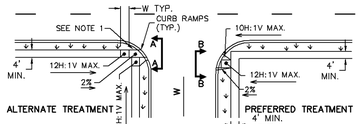
VIEW A–A



VIEW B–B

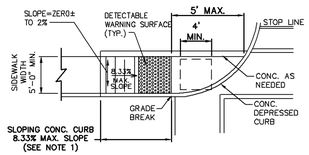


CURB RAMP TYPE 5
(CROSSING PARALLEL TO THE HIGHWAY ONLY)
(NO SIDEWALK ON SIDE STREETS)
NOT TO SCALE

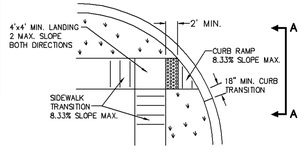


CURB RAMP TYPE 6
(CROSSING PARALLEL TO THE HIGHWAY ONLY)
NOT TO SCALE

CURB RAMP TYPE 5 OR 6	
H INCHES	W INCHES
3	3
4	4
5	5
6	6
7	7
8	8
9	9



CURB RAMP TYPE 5A
NOT TO SCALE

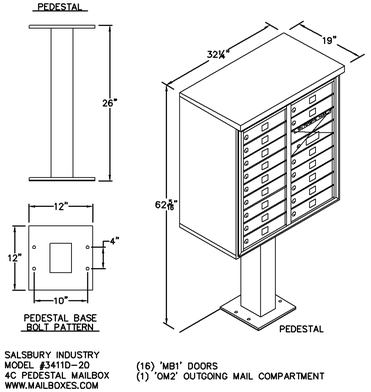


CURB RAMP TYPE 6A
NOT TO SCALE

NOTES:
BUMPER RAIL SHALL BE NORMAL TREATED WOOD WITH SQUARE EDGE AS INDICATED. USE LOCAL WHITE OAK, BLACK LOCUST OR WESTERN RED CEDAR.

TIMBER RAILS TO BE CREOSOTED BROWN OR WEATHERED GRAY AS MAY BE DECIDED BY THE ENGINEER. USE TANK DIP OR BRUSH METHOD.

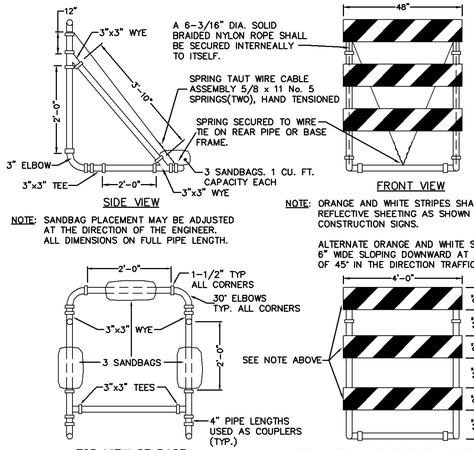
WOOD POSTS TO BE No. 1300 C DENSE LONGLEAF OR DENSE SHORTLEAF SOUTHERN PINE, SQUARE EDGE, NE HEARTWOOD REQUIREMENTS, SAW FINISH AND PRESSURE TREATED



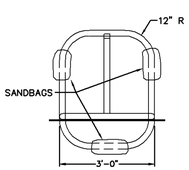
SALSBURY INDUSTRY
MODEL #3411D–20
4C PEDESTAL MAILBOX
WWW.MAILBOXES.COM

(16) 'MB1' DOORS
(1) 'OM2' OUTGOING MAIL COMPARTMENT

PEDESTAL MAILBOX DETAIL
MODEL #3411D–20
OR APPROVED EQUIVALENT
NOT TO SCALE

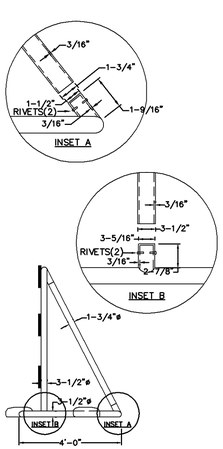


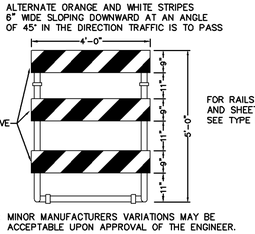
NOTE: SANDBAG PLACEMENT MAY BE ADJUSTED AT THE DIRECTION OF THE ENGINEER. ALL DIMENSIONS ON FULL PIPE LENGTH.



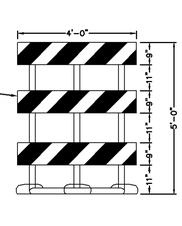
NOTE: ORANGE AND WHITE STRIPES SHALL BE REFLECTIVE SHEETING AS SHOWN FOR CONSTRUCTION SIGNS.

ALTERNATE ORANGE AND WHITE STRIPES 6" WIDE SLOPING DOWNWARD AT AN ANGLE OF 45° IN THE DIRECTION TRAFFIC IS TO PASS





NOTE: MINOR MANUFACTURERS VARIATIONS MAY BE ACCEPTABLE UPON APPROVAL OF THE ENGINEER.



PIPE SHALL BE WHITE PVC SCHEDULE 40 ASTM 1785–74 OR PVC, SDR–26, ASTM 2241–74. FITTINGS SHALL BE WHITE PVC OR ABS OF MATCHING WALL THICHNESS AND INSIDE DIA. AND MEETING THE MATERIALS, REQUIREMENTS AND TESTING SECTION OF ASTM D–2466–74 FOR PVCAND ASTM D–2468–73 FOR ABS. ALL JOINTS SHALL BE SLIP FIT AND NOT THREADED OR CEMENTED PVC FITTINGS MEETING ASTM D–2665–74 WILL ALSO BE ACCEPTABLE

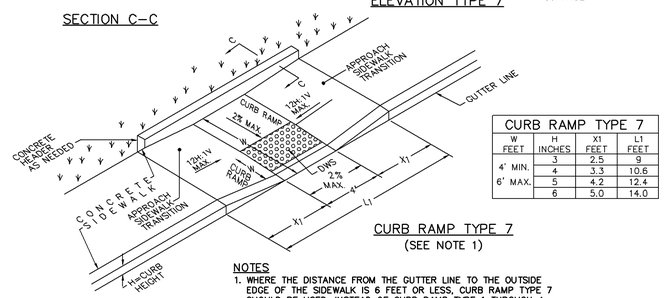
TYPE I

THE 9"x48" BARRICADE RAILS SHALL BE FABRICATED FROM 0.024" ANODIZED ALUM. OR 0.125" MAX. PLASTIC SHEETING AND SHALL BE ATTACHED, 4 PER RAIL, WITH INCH No. 14 PAN HEAD METAL SCREWS OR PLASTICS RIVETS. ALL CORNERS SHALL BE ROUNDED.

THE BASE AND UPRIGHT SHALL BE 3–1/2" ø ROTATIONALLY MOLDED POLYETHYLENE PLASTIC CONFORMING TO ASTM D1240–II A3–E4. THE BRACE SHALL BE 1–3/4" ø EXTRUDED POLYETHYLENE PLASTIC CONFORMING TO ASTM D1240–III A4. POLYETHYLENE PLASTIC SHALL BE WHITE AND SHALL BE ULTRAVIOLET LIGHT STABILIZED.

TYPE II

BREAKAWAY BARRICADES
NOTE: EITHER TYPE I OR TYPE II MAY BE USED AT THE OPTION OF THE CONTRACTOR.

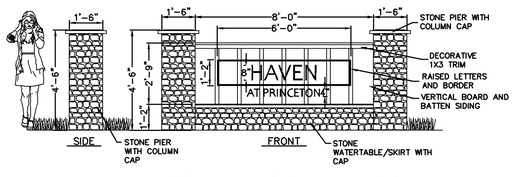


CURB RAMP TYPE 7			
W FEET	H INCHES	X1 FEET	L1 FEET
4' MIN.	3	2.5	9
6' MAX.	4	3.3	10.6
	5	4.2	12.4
	6	5.0	14.0

CURB RAMP TYPE 7
(SEE NOTE 1)

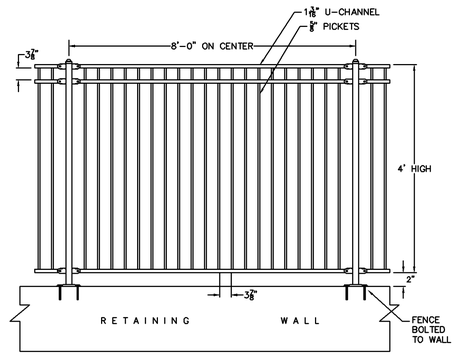
NOTES
1. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF THE SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
2. IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT SIDEWALK TRANSITION.
3. THE TYPE CAN ALSO BE USED A CURB RETURNS.

CURB RAMP TYPE 7 DETAIL
NOT TO SCALE



1. SIGN SHALL NOT EXCEED 6 FEET IN HEIGHT
2. SIGN SHALL BE SET BACK AT LEAST 10 FEET FROM ANY STREET R.O.W. AND 25 FEET FROM ANY OTHER PROPERTY LINE.

MONUMENT SIGN DETAIL
NOT TO SCALE



RETAINING WALL FENCING
BLACK ALUMINUM 3 RAIL
FLAT TOP FLAT BOTTOM FENCE
NOT TO SCALE

GENERAL DETAIL NOTES:
1. ALL CONSTRUCTION DETAILS MUST BE IN ACCORDANCE WITH THE LATEST ENGINEERING STANDARDS. IF DISCREPANCIES EXIST, THE MONTGOMERY TOWNSHIP STANDARDS WILL PREVAIL.
2. SHOP DRAWINGS FOR PRE–CAST STRUCTURES ARE TO BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

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Construction Details

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
PER DRC	D.J.S.	09/10/20
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21
PER REVIEWING AGENCIES LETTERS	D.J.S.	06/04/21

DATE: April 14, 2020
SCALE: ~
DESIGN BY: D.J.S.
DRAWN BY: J.B.G.
CHECKED BY: D.J.S.
JOB # 16-09-Mont

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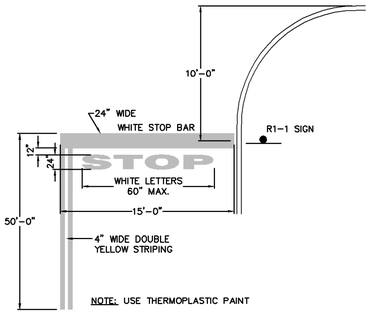
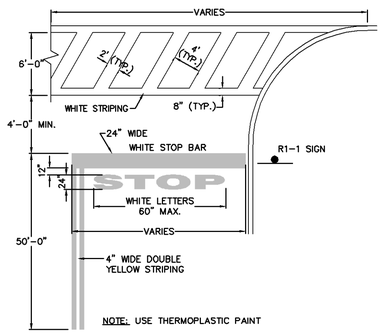
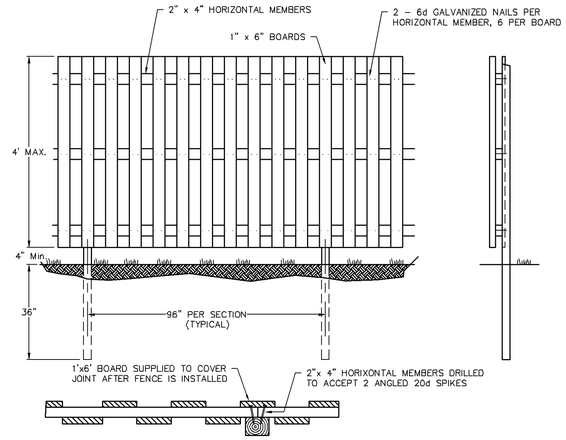


CONTROLLED INTERSECTION
STRIPING & SIGNAGE DETAIL
NOT TO SCALE



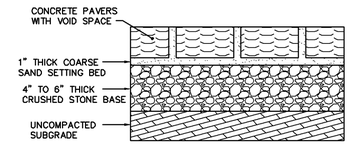
STOP CONTROLLED INTERSECTION
CROSSWALK & STOP BAR DETAIL
NOT TO SCALE



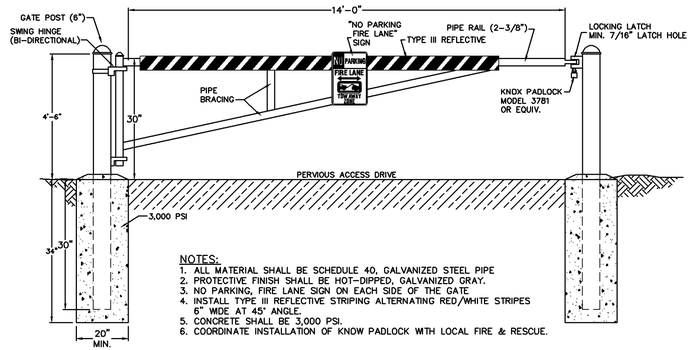
ALL MATERIALS TO BE WOLMANIZED
BOARD ON BOARD FENCE DETAIL
NOT TO SCALE

SIGNAGE DETAILS
NOT TO SCALE

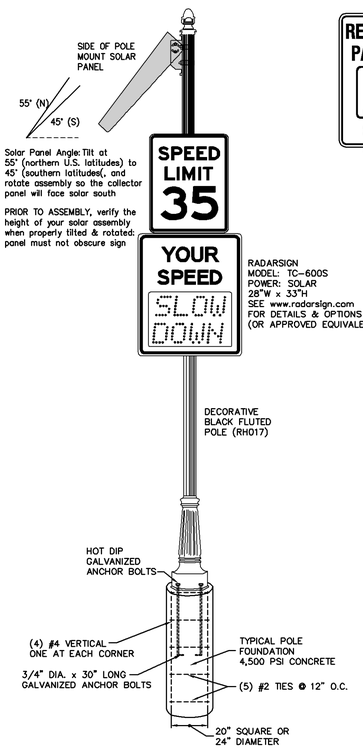
12" x 18"



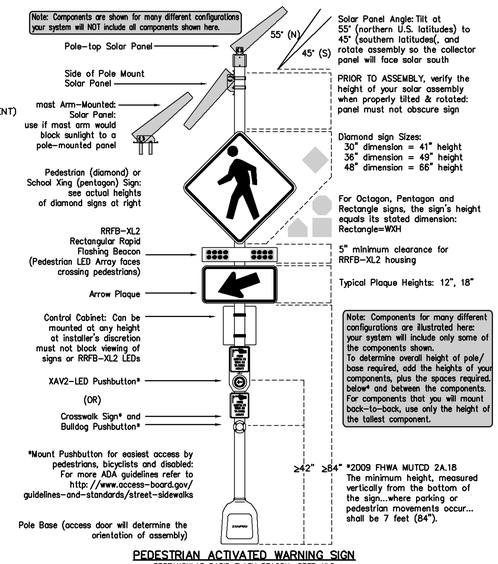
EMERGENCY ACCESS PERMEABLE PAVER DETAIL
(WITHOUT STORAGE BASE)
NOT TO SCALE



EMERGENCY ACCESS GATE DETAIL
(NOT TO SCALE)



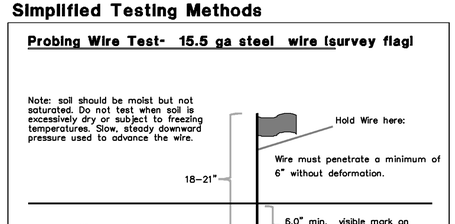
"YOUR SPEED" SIGN
NOT TO SCALE



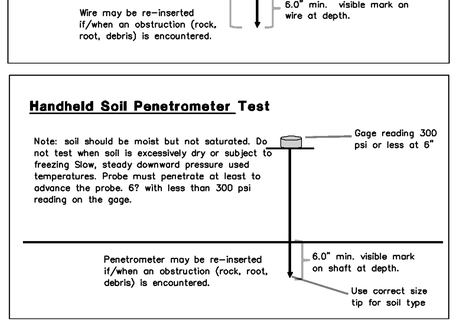
PEDESTRIAN ACTIVATED WARNING SIGN
RECTANGULAR RAPID FLASH BEACON: RRFB-XL2
(LOCATED AT THE INTERSECTION OF SALISBURY ROAD & ROAD 'C' TO ACCESS TOT LOT)
NOT TO SCALE

Simplified Testing Methods

Probing Wire Test- 15.5 ga steel wire (survey flag)



Handheld Soil Penetrometer Test



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
3. Compaction testing locations are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C .Tube Bulk Density Test (licensed professional engineer required
D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

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Construction Details & Soil Compaction Details

Prepared For

Lot 7 in Block 37003

Situated In
Township of Montgomery
Somerset County ~ New Jersey

REVISIONS	AUTH.	DATE
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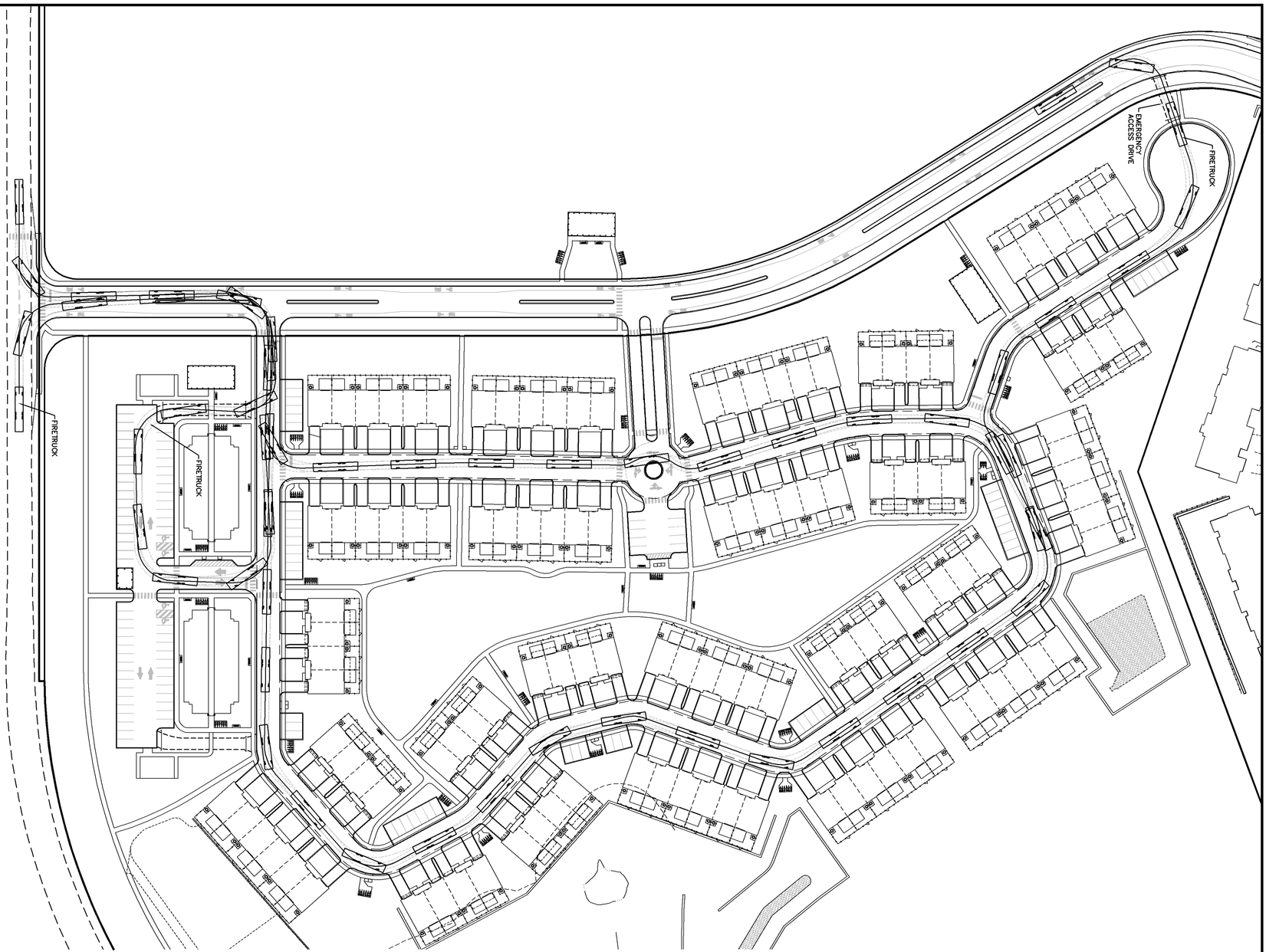
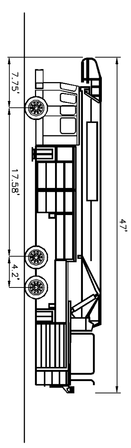
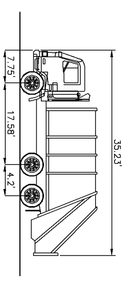
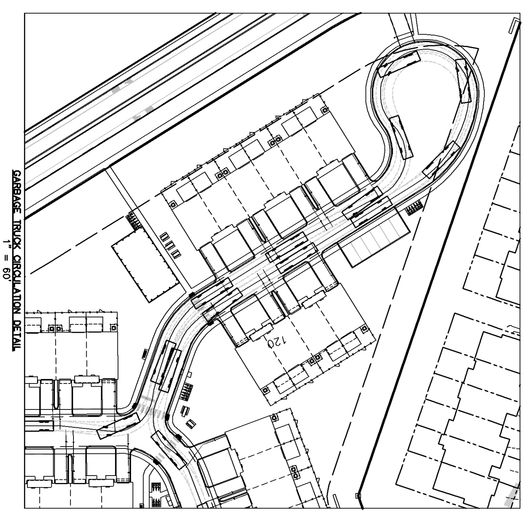




FIRETRUCK - GENERIC
OVERALL LENGTH: 47 FT.
OVERALL WIDTH: 8.50 FT.
OVERALL BODY HEIGHT: 10.52 FT.
GROUND CLEARANCE: 0.85 FT.
TRACK WIDTH: 8.50 FT.
LOCK-TO-LOCK TIME: 6.00s
MAX. WHEEL ANGLE: 40.00°



GARBAGE TRUCK
OVERALL LENGTH: 35.23 FT.
OVERALL WIDTH: 8.50 FT.
OVERALL BODY HEIGHT: 12.27 FT.
GROUND CLEARANCE: 0.85 FT.
TRACK WIDTH: 8.50 FT.
LOCK-TO-LOCK TIME: 6.00s
MAX. WHEEL ANGLE: 33.90°



SHEET NUMBER: 17.0

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-359-0989 Fax (908)-359-4118

BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

REVISIONS	AUTH.	DATE
PER REVIEWING AGENCIES LETTERS	D.J.S.	02/10/21

DATE:	September 10, 2020
SCALE:	1" = 60'
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #:	16-09-Mont

Vehicle Circulation Plan

Prepared For

Lot 7 in Block 37003

Situated In

Township of Montgomery
Somerset County ~ New Jersey